



15. Rutherwick Close, Horley, RH6 8RD

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**J A M E S D E A N**  
E S T A T E A G E N T S

A well proportioned three bedroom end of terraced family home, offering good sized accommodation and with the potential to put your own stamp on. Entering the market with NO FORWARD CHAIN.

There is a spacious entrance hall, with the bonus of a cloakroom set off to the left and door leading through into the dual aspect Lounge/Diner. This room has a bright and airy feeling, which is created by floor to ceiling windows.



The modern kitchen has matching base and wall units in a pastel Olive green colour, space for a number of white goods and door to the rear accessing the garden and wood effect flooring. On the first floor are three generous sized bedrooms of which two of them are doubles and the second bedroom has a built in wardrobe. The family bathroom comprises of a white suite, part tiled walls, heated towel rail and vinyl wood effect flooring.

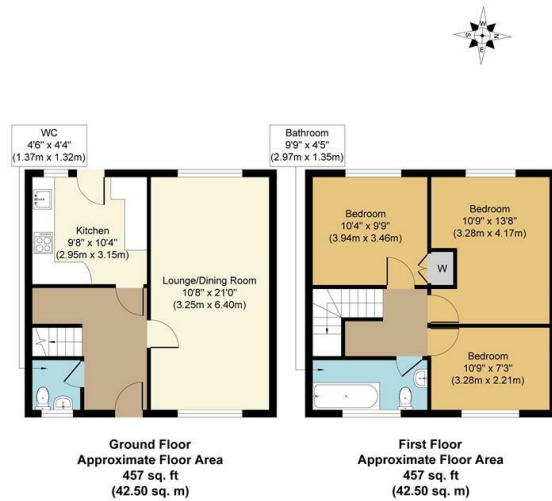
Outside to the rear the garden is mainly laid to lawn, with paved seating area, brick built shed and rear access. The front garden is laid to lawn.

This property is ideal for either first time buyers or investors. It is close to the thriving town of Horley, which offers residents a great mix of local amenities, excellent transport links and main line station.. Gatwick is only 10 minutes away

**Offers In The Region Of £340,000**



# Floor plan



Rutherford Close, RH6  
Approx. Gross Internal Floor Area 914 sq. ft / 85.00 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright Property Portraits | www.propertyportraits.co.uk

Energy Efficiency Rating	
Current	Potential
71	77
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales	EU Directive 2002/91/EC

TENURE: Freehold  
Council Tax Band: C

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



**JAMES DEAN**  
ESTATE AGENTS

67 HIGH STREET, REIGATE, RH2 9AE  
T: 01737 242331 F: 01737 243481  
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ  
T: 01293 784411 F: 01293 784422  
E: info@jamesdeanproperty.co.uk

Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.