



2 Little Meadow, Horley, RH6 9FL

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**JAMES DEAN**  
ESTATE AGENTS

JamesDean present this lovely semi-detached, four-bedroom, three-bathroom, PET FRIENDLY home in Little Meadow.

Set in a very quiet cul de sac and over three floors, this well presented property briefly offers: A huge living room with double doors leading to the garden, modern kitchen with lots of cupboard space and downstairs WC on the ground floor.

The second floor hosts two double bedrooms, one with an en suite bathroom, a single bedroom and family bathroom. Both double bedrooms contain wardrobes.



Across the third floor we have a large double bedroom with wardrobes, an en suite shower room and walk in wardrobe.

Other benefits include PET FRIENDLY, a garage and parking to the front of the property.

Five-week security deposit: £2,538.46

EPC Rating: B

Council Tax band: E - Reigate & Banstead

Twelve-month tenancy with a six month break clause

Household income: £66,000

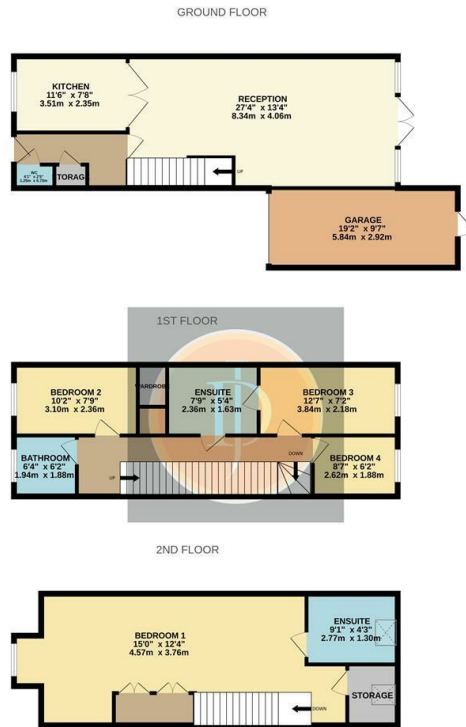
Parking arrangements: Garage and parking to the front

Furnishings: Unfurnished

**£2,200 Per Calendar Month**



# Floor plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MyHomeplan ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

TENURE:  
Council Tax Band: E

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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.