



Oakhill Chase Crawley RH10 7PB

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

JamesDean are delighted to present to the market this beautifully presented three bedroom end of terrace family home located in quiet cul-de-sac in Pound Hill, within easy reach of Three Bridges train station and Crawley town centre.

In brief the property comprises of: entrance hall with cloakroom and downstairs WC, spacious lounge diner, modern kitchen / breakfast room with appliances, master bedroom with en-suite shower room, second double bedroom and a further single bedroom, all of which benefit from having fitted wardrobes, and



the family bathroom with shower.

Externally the property boasts a well maintained rear garden with patio area, allocated parking for one car and the use of the garage.

Five-week security deposit - £1,961.53

EPC Rating - C

Council Tax band - D - Crawley

Twelve-month tenancy with a six-month break clause

Household income 30 x monthly rent - £51,000 pa

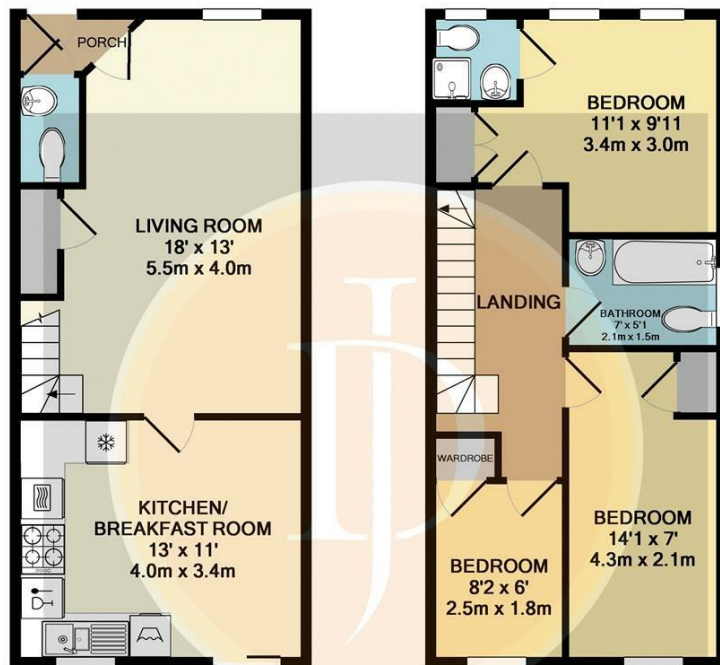
Parking arrangements - Garage

Furnishings - Unfurnished

£1,700 Per Calendar Month



Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	77
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	78	78
England & Wales		
	EU Directive 2002/91/EC	

Key information

Viewing: Strictly By Appointment

Fees

Please see below for fees relating to this property.

Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

First Months Rent: £1,700 Per Calendar Month

Security Deposit: £1,961

Any questions please call your local branch.

JAMES DEAN

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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.