



Killick Road Horley RH6 8GZ

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are pleased to bring to the market this very well presented three-bedroom detached house.

Please note: this property is available for six months only.

Set on a quiet road within the Westvale Park development this lovely family home briefly offers: Lounge with French doors leading out to a large astro turf garden, large kitchen with plenty of storage & separate dining area, down



stairs utility room and W/C.

Upstairs hosts a large master bedroom with built in wardrobes & ensuite shower, two further good size bedrooms and separate family bathroom.

Other benefits include a garage and off road parking for one car.

Five-week security deposit: £2,423.07

EPC Rating: B

Council Tax band: E

Six-month only tenancy

Household income: £66,000 pa

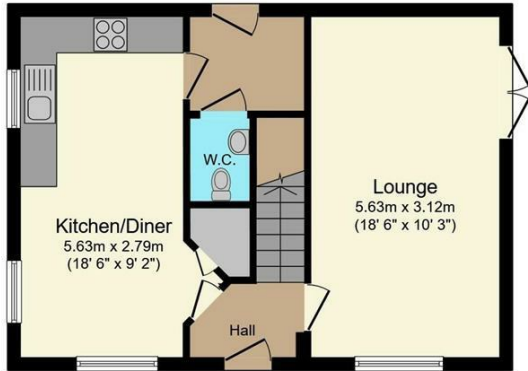
Parking arrangements: Garage & off road parking for one car.

Furnishings: Unfurnished

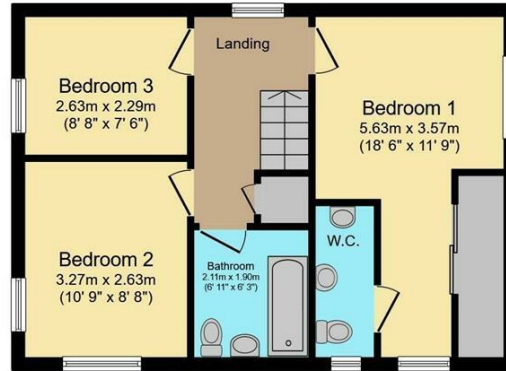
**£2,100 Per Calendar Month**



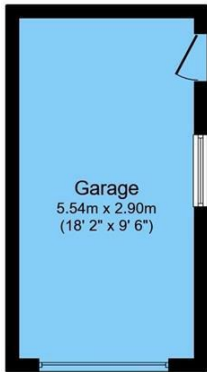
## Floor plan



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 105.4 sq.m. (1,134 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	86	87
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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:** £2,100 Per Calendar Month

**Security Deposit:** £2,423

Any questions please call your local branch.



# JAMES DEAN

ESTATE AGENTS

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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.