



Oakwood Road Horley RH6 7BU

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are absolutely delighted to present to the market this three bedroom semi-detached family home in one of the most sought after roads in Horley. Situated within easy reach of the town centre, transport links and nearby schools this property is a must see!

In brief the property comprises of: large and welcoming entrance hall leading onto the separate lounge and dining rooms, kitchen with appliances, downstairs family bathroom and the third bedroom / study. Upstairs, two



generously sized double bedrooms.

The property also benefits from a large rear garden, driveway for multiple vehicles and is offered to the market.

Five-week security deposit: £2,019.23

EPC Rating: E

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £52,500 pa

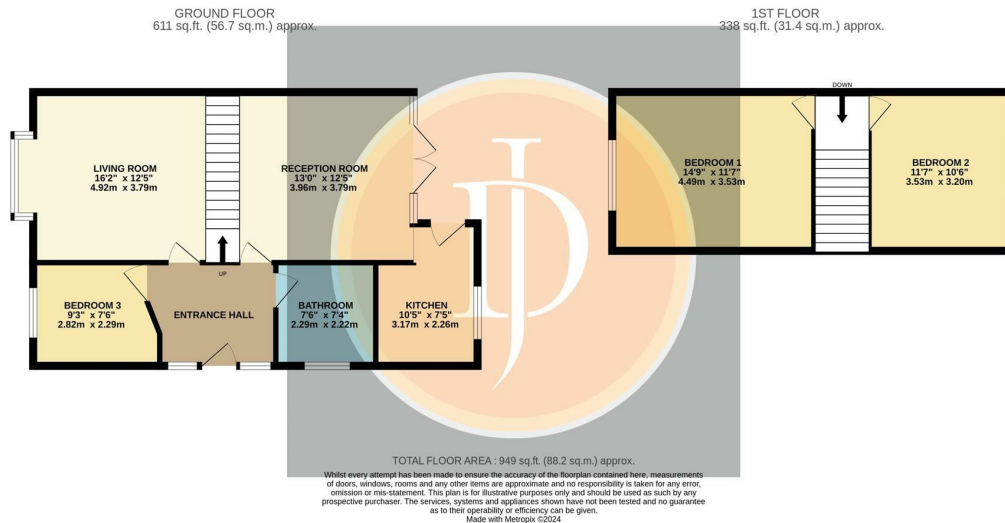
Parking arrangements: Driveway

Furnishings: Unfurnished.

£1,750 Per Calendar Month



Floor plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			51
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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: £1,750 Per Calendar Month

Security Deposit: £2,019

Any questions please call your local branch.



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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.