



Sangers Drive Horley RH6 8AL

www.jamesdeanproperty.co.uk



JAMES DEAN
ESTATE AGENTS

JamesDean are delighted to offer this spacious and extremely well-presented three/four bedroom detached family home located within walking distance of Horley town centre and train station.

In brief the property comprises of: Entrance hall, large lounge/diner, downstairs study/bedroom four, spacious kitchen and breakfast room with appliances, three bedrooms, bathroom with separate shower cubicle and Jacuzzi bath, electric garage, well maintained rear garden, driveway for several vehicles and



is fitted with air con systems on both floors.

Pets accepted.

Five-week security deposit: £1,961.53

EPC rating: D

Council Tax band: E - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £51,000 pa

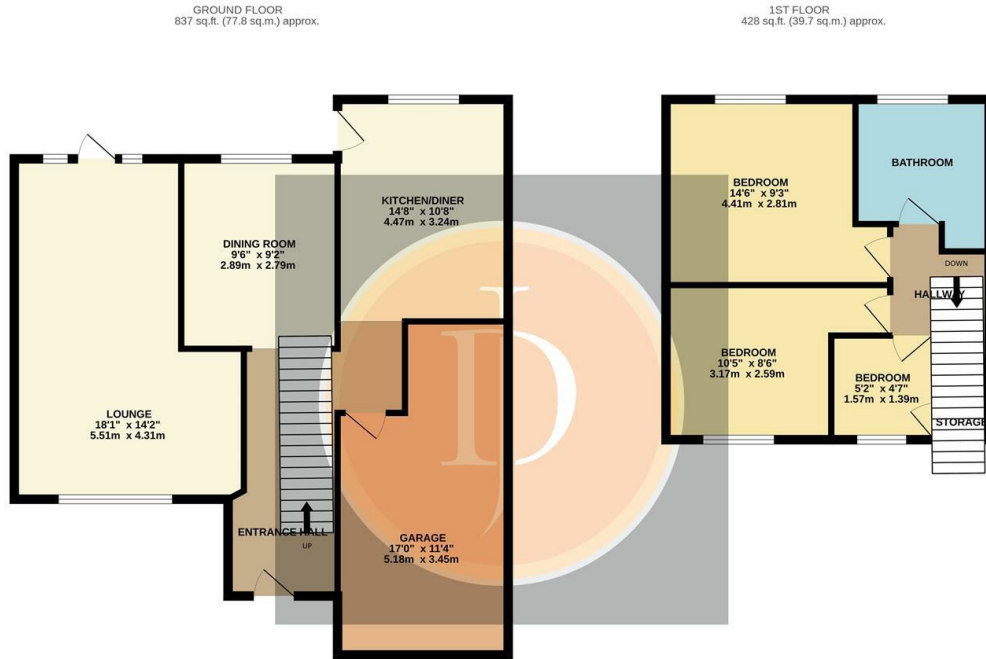
Parking arrangements: Garage

Furnishings: Unfurnished.

£1,700 Per Calendar Month



Floor plan



TOTAL FLOOR AREA: 1265 sq.ft. (117.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
		56	79
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			
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.



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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.