



7 The Walled Garden, Betchworth, Surrey, RH3 7DH

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JAMES DEAN
ESTATE AGENTS

James Dean are pleased to present to the market this beautifully presented home with mature gardens, garage and parking set in a sought after development in the picturesque village of Betchworth. Boasting beautiful views over the surrounding countryside the property features an open plan kitchen/diner, comfortable lounge with doors out to the rear garden, 2 bedrooms and a family shower room.

Offering functional, low maintenance accommodation arranged over 2 floors this attractive part tile hung property is sure to appeal to a wide range of tenants. To the ground floor a well-proportioned kitchen/diner is a superb space for entertaining guests. A dual aspect sitting room has double doors leading out to a private and



sunny westerly facing garden. Upstairs there is a large master bedroom with wardrobes and lovely views up towards Box Hill, a second bedroom and modern family shower room.

The Walled Garden is a unique development set within the former grounds of Betchworth House. Ideally situated for Betchworth's village amenities the property commands beautiful views over the surrounding countryside. Both Reigate and Dorking are a short drive away and provide comprehensive shopping and leisure facilities. Betchworth Station is around a mile away and provides links to Reigate, Dorking, Guildford, Redhill and beyond.

This property comes to the market FURNISHED and available Beginning September 2016! EPC: C.

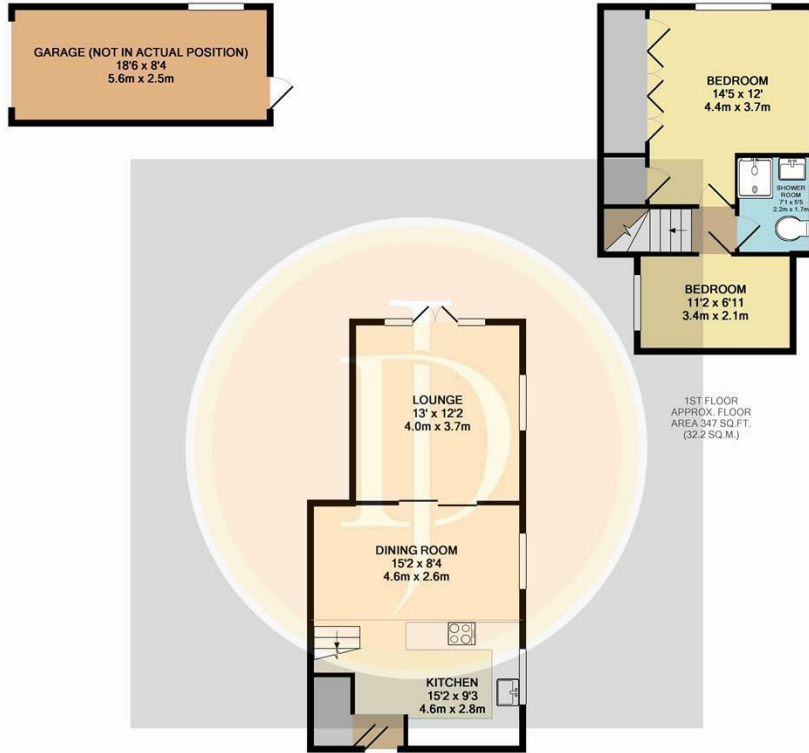
Call today, to avoid disappointment. Be the FIRST to VIEW!

** Agency fee and referencing fees apply. Call now for more details. ***

£1,375 Per Calendar Month



Floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 580 SQ.FT.
(53.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.1 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.

Made with Metropix 62016

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		
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

Internal Area: sq ft

Tenure:

Viewing: Strictly By Appointment

Do you have a property to sell?

If so we can provide you with a free market appraisal.

Do you need a mortgage?

Our in house financial advisor would be delighted to provide you with a no obligation quotation.

Do you need a solicitor?

We can provide you with a no obligation quote from our preferred solicitor.

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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.