



Pine Gardens Horley RH6 7RH

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JAMES DEAN
ESTATE AGENTS

JamesDean are pleased to represent this exceptional family home within Pine Gardens.

Set within a very quiet cul-de-sac, this wonderful property has plenty to offer which includes: Four double bedrooms, three bathrooms, two being en-suite, downstairs WC, large kitchen with high-spec appliances, large lounge area, bi-fold doors give access to the garden which offers a decking area for entertainment, all are finished to an incredible standard.



Viewings are to be held on Saturday 24th June.

Holding deposit - £450.00

Five week-security deposit - £2,250.00

EPC Rating - C

Council Tax band - E

Twelve-month tenancy with a six-month break clause

Household income - £58,500 pa

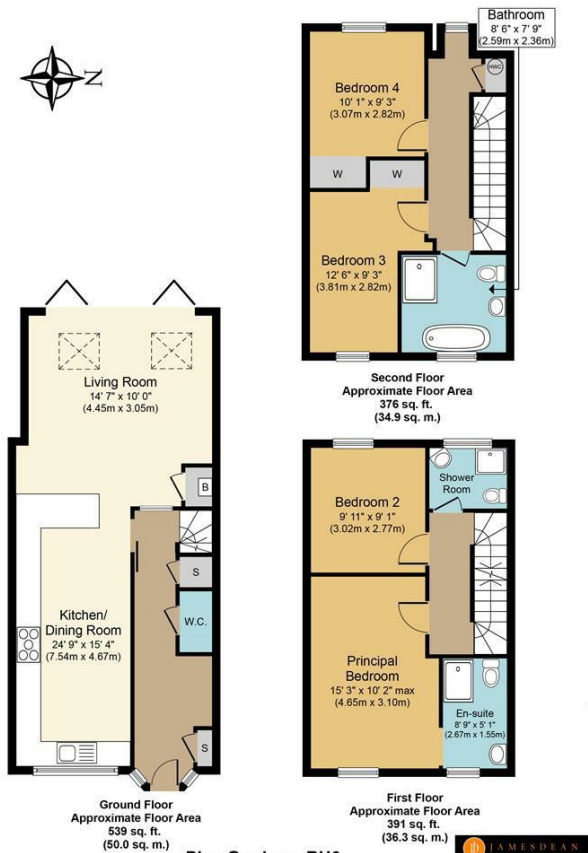
Parking arrangements - Off road parking

Furnishings - Unfurnished

£1,950 Per Calendar Month



Floor plan



Approx. Gross Internal Floor Area 1,305 sq. ft. (121.3 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		84
(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

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: £1,950 Per Calendar Month

Security Deposit: £2,250

Any questions please call your local branch.

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67 HIGH STREET, REIGATE, RH2 9AE
T: 01737 242331 F: 01737 243481
E: reigate@jamesdeanproperty.co.uk

66 VICTORIA ROAD, HORLEY, SURREY, RH6 7PZ
T: 01293 784411 F: 01293 784422
E: info@jamesdeanproperty.co.uk

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.