



9 Brookfield Drive, Horley, Surrey, RH6 9HN

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J A M E S D E A N
E S T A T E A G E N T S

Available to let is this versatile & larger than average high finish three bedroom semi detached family home located on the popular Acres development. Upon entering the house you will get the feel for the size and space on offer.

The property is offered unfurnished and comprises: Spacious entrance hall, dual aspect living room with French doors to garden. Separate dining room/playroom, downstairs cloakroom, under stairs storage cupboard & fully fitted kitchen with door to garden. The fitted kitchen benefits from integral appliances including a washing machine, gas hob/oven and dishwasher. There is also plenty of work surface space – perfect if you are



a wiz in the kitchen. A water softener is fitted in every tap throughout the house. Upstairs is a generous master bedroom with en-suite, two further good sized bedrooms and contemporary family bathroom. The master bedroom and second bedroom have built in wardrobes. Upstairs also has further storage cupboards.

Externally is a low maintenance front and rear garden and a driveway. There is an additional visitor parking next to the house. This property offers space and lots of light throughout.

Five-week security deposit - £2,192.30

EPC Rating - C

Council Tax band - E

Twelve-month tenancy with a six-month break clause

Household income - £57,000 pa

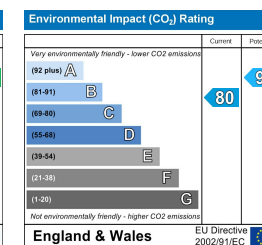
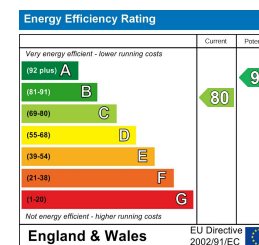
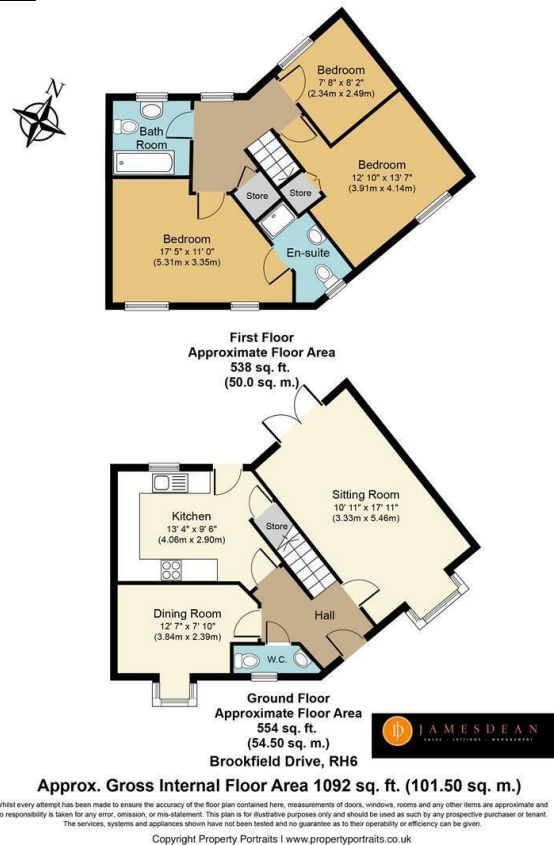
Parking arrangements - Garage + One space in front of the garage

Furnishings - Unfurnished

£1,900 Per Calendar Month



Floor plan



TENURE:
Council Tax Band: E

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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.