



Middlefield Horley RH6 9XP

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JAMES DEAN
E S T A T E A G E N T S

JamesDean bring to the market this two bedroom home in Middlefield, Langshott.

The ground floor accommodation features an entrance hall with under stairs storage, kitchen, lounge/diner and a conservatory. The kitchen features white cabinetry, splashback tiling and standalone appliances including a washing machine, oven and fridge/freezer whilst the lounge/diner leads onto the conservatory that provides direct access to the garden via patio doors.

The upper floor includes two bedrooms, bathroom and loft storage. Both bedrooms feature integrated storage with the master benefitting from a double width wardrobe.



The bathroom benefits from floor to ceiling decorative tiling, a fitted shower over the bath and a white suite.

Externally, the property features a storm porch, a rear garden mainly laid to lawn with a patio area and rear access as well as garage en bloc.

Location is always key and it is no exception here as the property is walking distance to the bustling town of Horley, which offers residents an excellent mix of local amenities and great transportation links. The mainline station provides fast services to London and the south coast, whilst Gatwick airport can be reached in 15 minutes by car.

Five-week security deposit: £1,788.46

EPC Rating: D

Council Tax band: D - Reigate & Banstead

Twelve-month tenancy with a six-month break clause

Household income: £46,500 pa

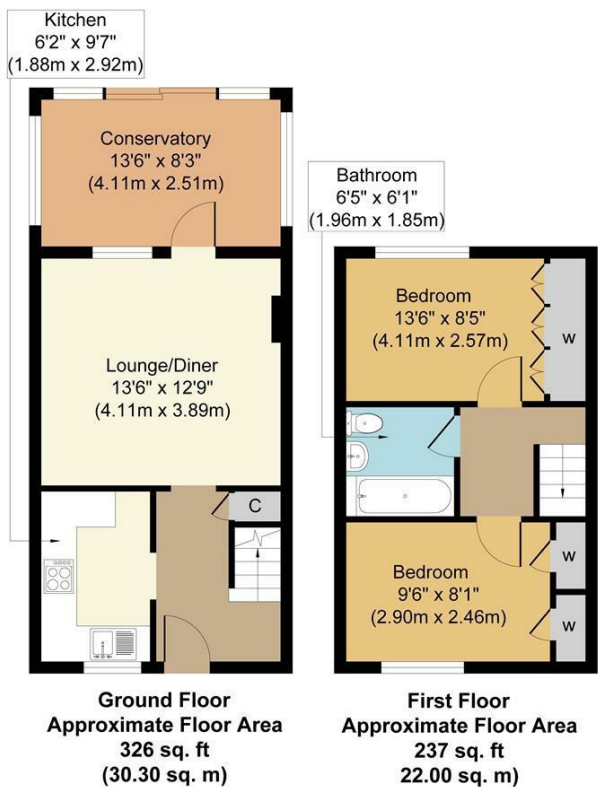
Parking Arrangements: Garage en bloc

Furnishings: Unfurnished

£1,550



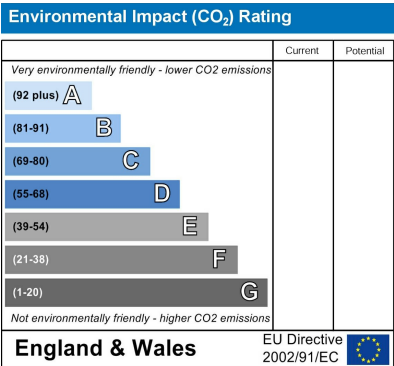
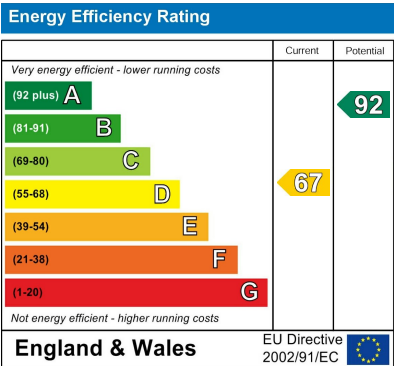
Floor plan



Middlefield, RH68
Approx. Gross Internal Floor Area 563 sq. ft / 52.3 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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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: £1,550

Security Deposit: £1,788

Any questions please call your local branch.



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