



Limes Avenue Horley RH6 9DG

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JAMES DEANE

ESTATE AGENTS

This well-proportioned four-bedroom detached home offers generous and versatile accommodation throughout, making it ideal for families seeking space and convenience.

The ground floor features a bright and spacious lounge, separate dining room and a large breakfast kitchen, complemented by a conservatory overlooking the garden. A separate family room/study provides excellent flexibility for home working or additional living space, alongside a useful utility room and WC.

Upstairs, the property offers four bedrooms, including three spacious doubles, along with a family bathroom and an en-suite to the principal bedroom.

Externally, the property benefits from a substantial rear garden, driveway parking for up to three vehicles and a garage.



Situated on a highly sought-after residential road, the property is within close proximity to Horley train station, making it ideal for commuters, as well as being conveniently located for local schools, shops and amenities.

Note: These furniture images are Computer Generated Images (CGI) for marketing purposes only.

Five-week security deposit: £3,115.38

EPC Rating: C

Council Tax band: F - Reigate & Banstead

Household income: £81,000 per annum

Parking Arrangements: Garage & Driveway

Furnishings: Unfurnished

PLEASE BE AWARE: Offers are made on a property 'as seen'. Any changes or additions to a property must be discussed and agreed in writing at point of offer and will not be considered once an offer has been agreed and a tenancy started.

During the tenancy the tenant(s) are responsible for the rent, all utilities, telephone and internet connections and their relevant subscriptions, television licence and Council Tax.

£2,700 Per Calendar Month



Floor plan



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		
	72	83
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: £2,700 Per Calendar Month

Security Deposit: £3,115

Any questions please call your local branch.



Limes Avenue, RH6
Approx. Gross Internal Floor Area 1765 sq. ft / 164.00 sq. m
(Excluding Garage)

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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