



Hevers Avenue Horley RH6 8DB

[www.jamesdeanproperty.co.uk](http://www.jamesdeanproperty.co.uk)



# JAMES DEAN

ESTATE AGENTS

JamesDean are delighted to bring to the market this beautifully presented three-bedroom semi-detached family home, ideally located in the highly desirable Meath Green area of Horley.

Perfectly positioned within walking distance of local shops, excellent transport links and Horley Train Station, as well as being within catchment for well-regarded schools, this property is ideally suited to both families and commuters.

Refurbished in 2021, the home offers bright, modern and well-proportioned living accommodation throughout. The ground floor comprises an entrance hall, a stylish fitted kitchen, a spacious living room with an attractive bay window, and a separate dining room with patio doors opening directly onto the rear garden — ideal for both everyday living and entertaining.

Upstairs, the property features two generous double bedrooms, a well-sized single bedroom, and a contemporary



family bathroom complete with a shower over the bath.

Externally the property benefits from a large private rear garden featuring a patio area — perfect for outdoor dining and relaxation.

**\*\*No fridge freezer or washing machine are included\*\***

Five-week security deposit: £2,307.69

EPC Rating: D

Council Tax band: D - Reigate & Banstead

Household income: £60,000 pa

Parking arrangements: NO DROPPED KERB, PARKING NOT ALLOCATED

Furnishings: Unfurnished.

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

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.

**£2,000 Per Calendar Month**



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## £2,000 Per Calendar Month



### 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:** £2,000 Per Calendar Month

**Security Deposit:** £2,307

**Any questions please call your local branch.**

### 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 reservation fee equal to one weeks rent. This takes the property off the market and starts the referencing process.



**JAMES DEAN**  
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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.