



WESTVALE ROAD HORLEY RH6  
£2,300 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

# { THE PARTICULARS

Westvale Road Horley RH6

£2,300 Per Month  
Furnished

 3 Bedrooms  
 2 Bathrooms  
 1 Reception

## Features

- Flexible furnishing options, - Detached, -  
Garage, - EPC:B

## Council Tax

Council Tax Band E

Hamptons  
6-8 Church Street  
Reigate, RH2 0AN  
01737 221411  
Reigatelettings@hamptons.co.uk  
www.hamptons.co.uk

# { DETACHED AND BEAUTIFULLY FURNISHED HOME - EX SHOW HOME!

## The Property

This beautifully finished detached house boasts one of the most stunning vistas at the Westvale Park development. With views over fields to the front, private garden to rear, a private drive and garage too. With a spacious ground floor arrangement and three bedrooms with two bathrooms, this is a perfectly proportioned home is set within a thriving new neighbourhood. The ground floor boasts a large open-plan kitchen/dining room and separate fully integrated utility room. The large and bright living room is separate with bay window. The first floor has a large principal bedroom with en-suite, family bathroom and two further bedrooms.

## Location

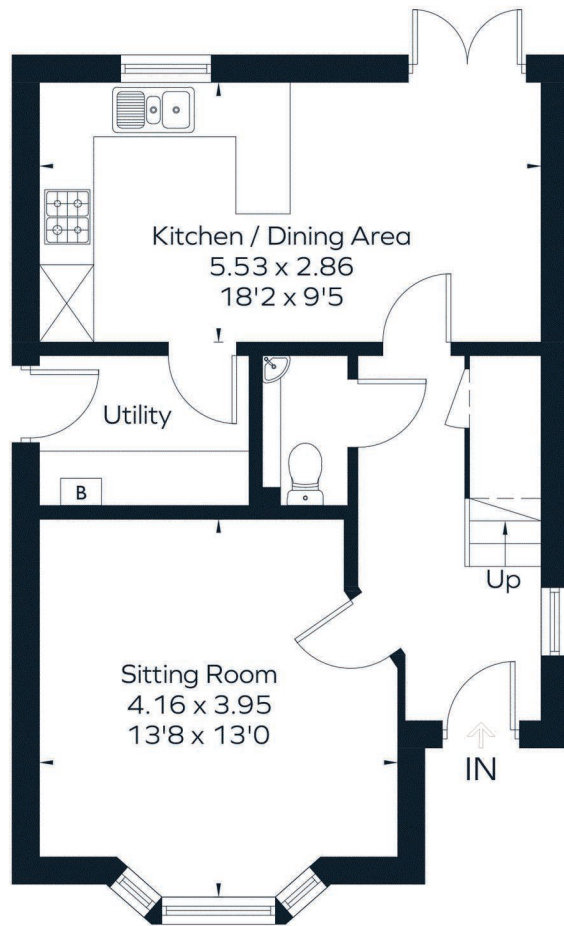
\* Horley Town Centre 3 miles. \* Reigate Town Centre 4.5 miles. \* Gatwick Airport 4 miles. \* High-speed trains run from Horley station and Gatwick Airport station with regular connections to both London Bridge and London Victoria. \* The M23 and M25 motorways are also within easy reach, with direct routes into the Capital.



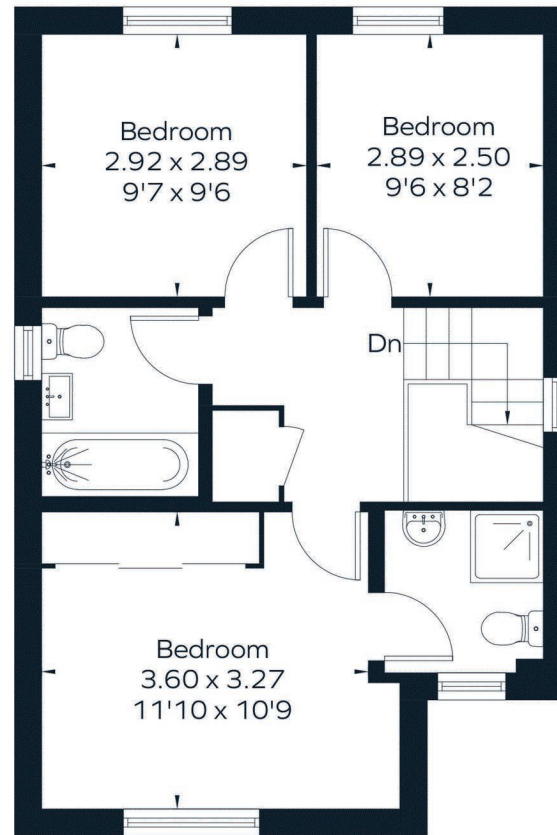
Approximate Area = 90.7 sq m / 976 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 104.7 sq m / 1127 sq ft



Ground Floor



First Floor

= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 327400

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

