



Nutley Lane

Reigate, RH2

£1,500 pcm

Hestia Lettings and Management are pleased to bring to the market this well presented Three Bedroom home. The property offers good size, practical accommodation that has the added benefit of a private rear garden.



Property Features

- **NO AGENCY FEES**
- Three Bedrooms
- Two Reception Rooms
- Well Presented
- Walk to Station
- Modern Kitchen
- Private Rear Garden
- Gas Central Heating
- Double Glazing
- On Street Parking

Full Description

Hestia Lettings and Management are pleased to bring to the market this well presented Three Bedroom home. The property offers good size, practical accommodation that has the added benefit of a private rear garden.

On the ground floor there are two separate reception rooms. The large Living Room, with feature fire place, would be an easy place to relax. The Dining Room is also a good size and perfectly located next to the Kitchen.

The modern Kitchen is well equipped with several base and eye level units and plenty of worktop space, oven, hob and extractor, fridge / freezer, washing machine and dishwasher.

Access to the private rear garden is off the kitchen where there is also a handy porch like space for shoes and coats. This then leads to the Ground Floor Family Bathroom which is complete with WC, wash basin and pedestal, bath and separate shower cubical.

Upstairs, on the first floor are three well-proportioned bedrooms, with the master being at the front, and the second bedroom having the benefit of a cupboard over the stairs.

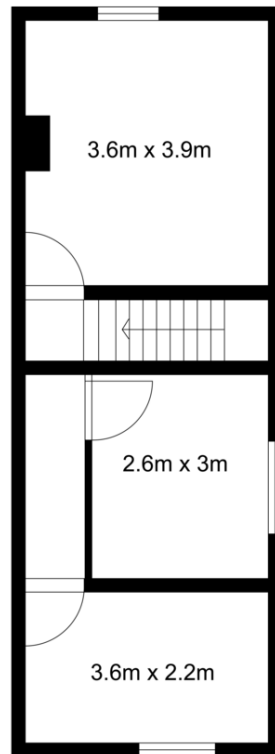
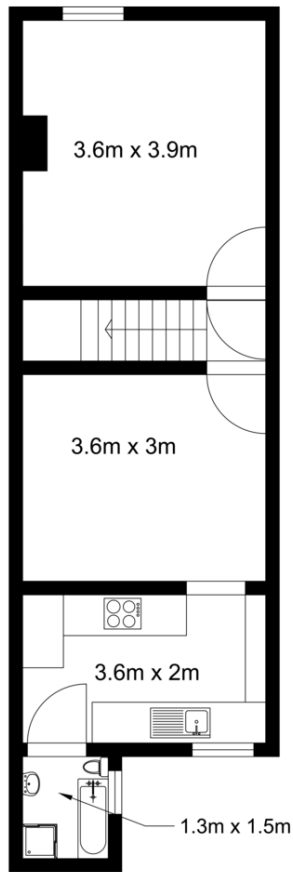
The property is unfurnished and available from the 1st May.

FEES

The Tenant Fees Act is coming but whilst you are waiting you might like to know, at Hestia Lettings and Management we have already implemented most of the changes that this legislation will bring about. The result is that we do not charge any fees at the commencement of a new tenancy.


In line with the legislation we will take a Holding Deposit from you, equivalent to one weeks rent. Once your tenancy progresses this is refunded to you as it goes towards your security deposit and first month's rent. For more information please do not hesitate to give us a call.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 Whilst every effort has been made to ensure accuracy, all measurements and fixtures/ fittings are shown in an approximate location.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements