



12B Abbot Road
, Guildford, GU1 3TA
£4,950 Per Month



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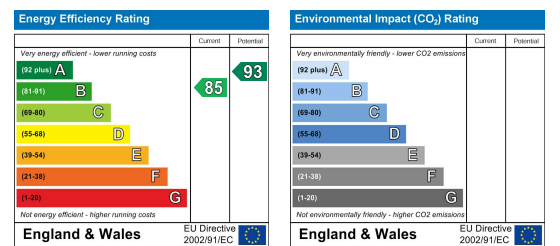
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hill Clements Office on 01483 300300 if you wish to arrange a viewing appointment for this property or require further information.



In an extremely convenient position in the heart of the town and only a few minutes walk of the High Street, the River Wey, the main line station and miles of interesting walks – a modern new three storey contemporary town house, designed by local architects and built by local developers, with views over the town to the Cathedral.

The accommodation is light and airy with an abundance of glass, engineered oak flooring with under floor heating via an air source heat pump, glass balustrades and wide sliding doors to a balcony at the front, an entertaining terrace at the rear and a Juliet balcony off the main bedroom, with lovely views over the town. There are three bedrooms on the second floor, with a particularly large main bedroom with en suite bathroom. On the first floor there is a cloakroom, a study, a very large sitting room and kitchen/breakfast/dining room. On the ground floor the front door leads to a large hall with cloakroom, utility room and fourth bedroom with dressing room.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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