

# MARKENFIELD ROAD





## MARKENFIELD ROAD GUILDFORD, SURREY, GU1 4PD

A well-presented, two/three bedroom semi-detached house with off-street parking in a central Guildford location.

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Available: 18th October 2024

£1,800 PCM (Per Calendar Month)

House - Semi-Detached, 2 Bedroom, 1 Bathroom, 3 Reception,  
Unfurnished

### Key Features

- Town centre location
- Two bedroom plus converted basement
- Two reception rooms
- Driveway parking at rear
- Patio garden
- Available October





## THE PROPERTY

### Description

The property is a semi-detached cottage that has been neutrally decorated throughout. The ground floor is comprised of a lounge, dining room with access to the converted basement which can be used as an additional bedroom or reception room, modern kitchen with appliances. There is also access to the rear garden.

On the first floor there are two double bedrooms, the second bedroom benefits from integrated storage with a hanging rail. Towards the rear is a family bathroom, with a shower over the bath.

Outside to the rear is a patio and gravelled parking area.



## Location

Markenfield Road is a residential road in the heart of GU1 which is within easy reach of Guildford's beautiful and historic town centre offering a vibrant shopping and dining experience. There is a wide range of entertainment options that include the renowned Yvonne Arnaud theatre, the multi-screen cinema, and the superb G Live venue as well as the Surrey Sports Park and the Spectrum. For those people who require a commute Guildford mainline station is also close at hand with the faster service taking approximately 38 minutes into Waterloo and the A3 is accessible for London the South and major airports via the M25. The town also provides a range of highly regarded state and independent schooling.

Available in October

Guildford Borough Council Tax Band D

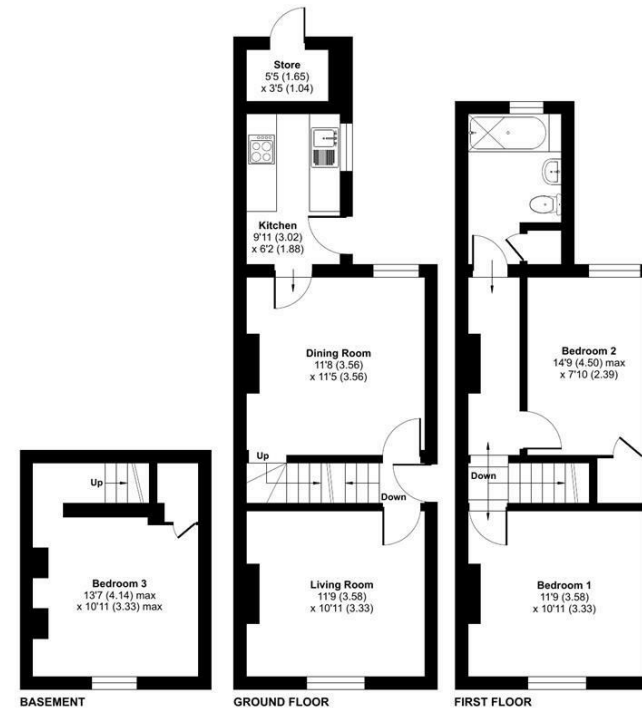
EPC Rating D.

Holding deposit £415



## Markenfield Road, Guildford, GU1

Approximate Area = 906 sq ft / 84.1 sq m  
Outbuilding = 19 sq ft / 1.7 sq m  
Total = 925 sq ft / 85.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Grantleys. REF: 991202

## Guildford

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