



INDEPENDENT PROPERTY AGENTS

Helping the perfect property find you...
...time is precious. Let's not waste it!

£2,400PCM (Deposit: £2,769)







- Four bedrooms
- Student/Sharers accepted
- Private garden
- Close to Surrey University

- Two bathrooms
- Off-street parking
- Close to Royal Surrey hospital

Tax Band: D Furnished: Ask agent

Perfect Student/Sharer property in Guildford! Situated in a convenient location, discover ample living space spread across two floors with this spacious four-bedroom, two bathroom home offering the dual benefit of comfort and accessibility.

Situated within close proximity to Surrey University and the Royal Surrey Hospital, this house caters to students, sharers, medical professionals, and families.

Additionally, the property is located close to the A3, making commuting to London and nearby towns & cities both convenient and efficient.

The property also comes with off-street parking and a private garden. Whether you're a student, a medical professional, or a family seeking a comfortable and well-connected home in Guildford, this pr





| | Current | Potentia |
|---|---------|----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) | 72 | |
| (55-68) | | |
| (39-54) | | |
| (21-38) | | |
| (1-20) | | |
| Not energy efficient - higher running costs | _ | I |



If your property is on the market with another agent, please check your terms of business to avoid paying two commissions. PACEY WINGENT DICKSON PROPERTY PARTNERSHIP LTD. Registered Office, Station House, Station Approach, East Horsley, KT24 6QX. Registration No. 15446136 (England).

