



**£2,100 pcm**

**Lynwood | Guildford**

**\*AVAILABLE FOR THIS ACADEMIC YEAR\* \*PERFECT FOR THREE SHARERS\***

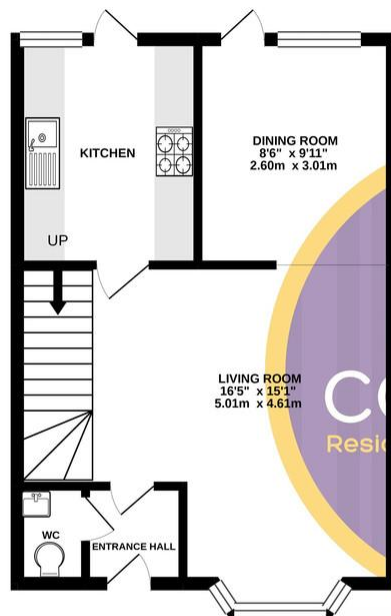
A beautifully presented three bedroom semi-detached house, set in a cul-de-sac in a fantastic location of Guildford town centre, with the added benefit of being only a few moments walk from the mainline station. Guildford offers an array of shopping facilities, great bars and restaurants.

The property has been modernised throughout to a high standard the kitchen has fitted appliances including an

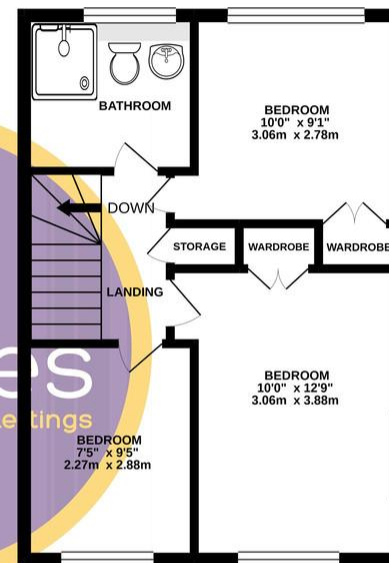




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

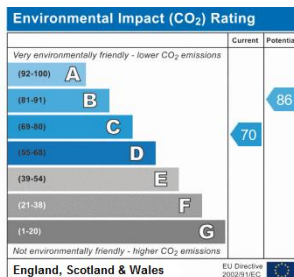
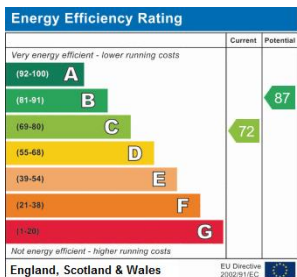


1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Three Bedrooms
- Off Road Parking
- Council Tax Band - D
- Close to Station
- Private Rear Garden
- EPC Rating - C