



£2,995 pcm

Haydon Place | Guildford

STUDENTS WELCOME FOR THIS ACADEMIC YEAR

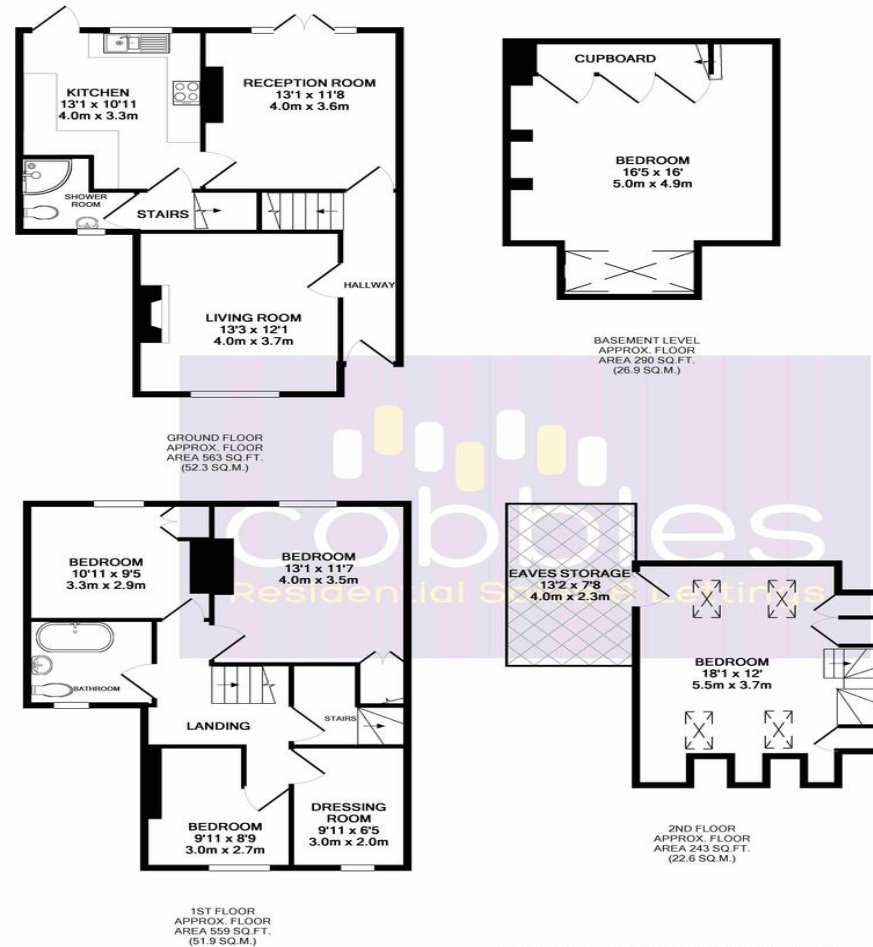
Cobbles are delighted to offer this well presented 5 bedroom house ideally located in the very heart of Guildford Town Centre. The property is laid out over 4 floors and offers spacious and comfortable bedrooms, 2 reception rooms and large private garden to the rear.

The property is located in the centre of Guildford, which is walking distance to Surrey University, ACM, GSA and the main line train station.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	52
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- 4 Storey Town House
- Spacious Bedrooms
- Parking Space
- Town Centre Location
- Large rear Garden
- EPC Rating E