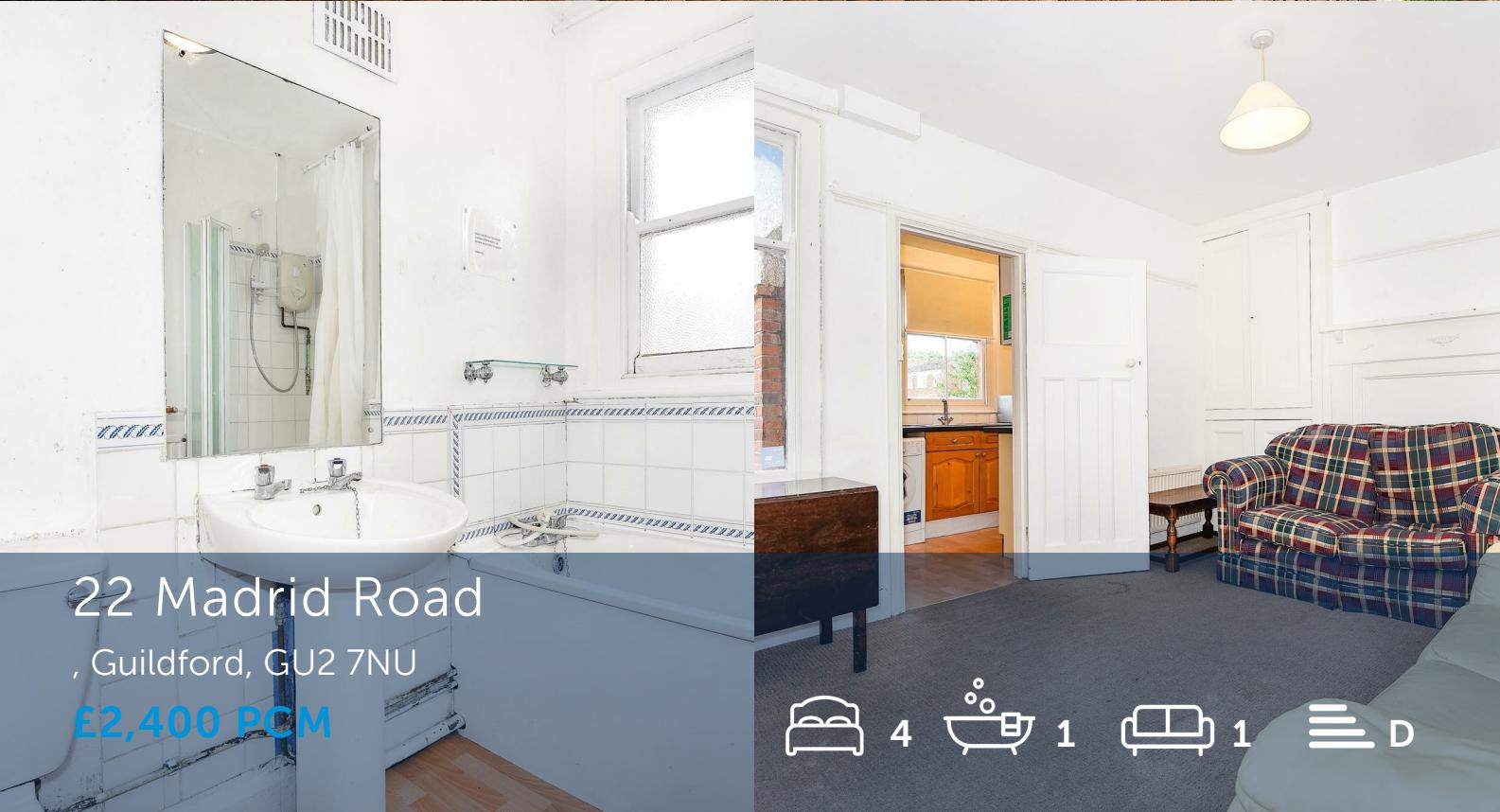




# CAVENDER

ESTATE AGENT



22 Madrid Road  
, Guildford, GU2 7NU  
£2,400 PCM

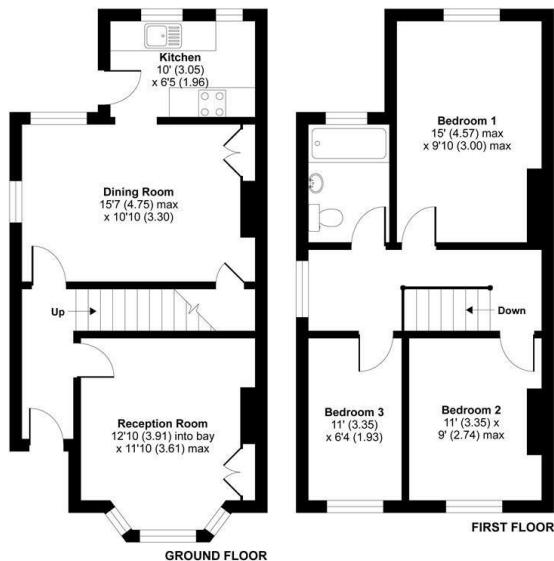
 4  1  1  D

## Floor Plan



### Madrid Road, Guildford, GU2

APPROX. GROSS INTERNAL FLOOR AREA 940 SQ FT 87.3 SQ METRES



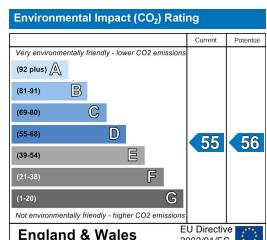
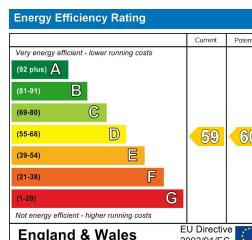
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and are necessarily taken from the internal dimensions. These plans are for general information purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a total of the property.

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## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01483 457728 if you wish to arrange a viewing appointment for this property or require further information.

- Four bedrooms
- Central location
- Rear garden
- Close to town centre
- STUDENTS WELCOME
- Semi detached
- Close to the University
- Furnished
- Kitchen with appliances
- Council Tax Band - D



**\*\* STUDENT ACCOMODATION 2026-2027 ACADEMIC YEAR\*\*** This stunning & spacious four bedroom, one reception room semi detached house is located in the heart of Guildford town centre and easy walking distance to the Surrey University.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.