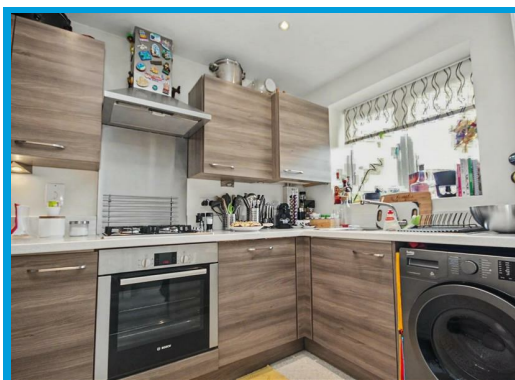
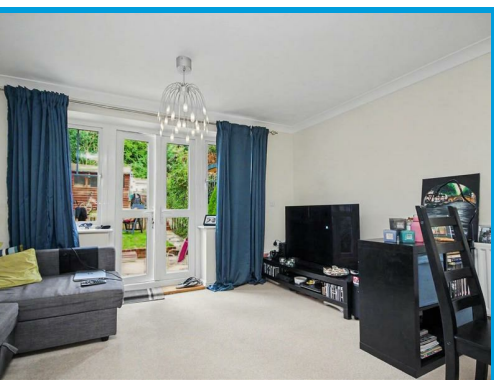




Clayhanger, Guildford Surrey, GU4 7XT

£2,100 PCM

Located at the end of a quiet cul de sac set within a modern development, this beautifully presented two double bedroom house offers spacious and well presented accommodation throughout.



Description

A well presented and modern two bedroom house located within a highly popular development within the catchment area of top local schools. Downstairs the property comprises an entrance hall leading to a high specification kitchen with integrated appliances including a dishwasher, a cloakroom and a good size lounge with doors leading to the garden. Upstairs the property has a master bedroom with built in wardrobes and an en suite shower room, further double bedroom with built in wardrobes and a family bathroom with shower. The property further features allocated parking and a private garden with patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales	87	88
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
1-10 G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	88	89
EU Directive 2002/91/EC		

