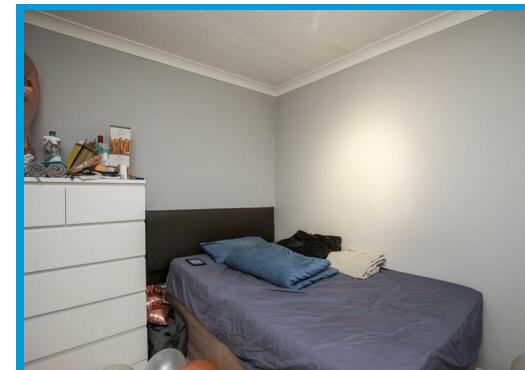
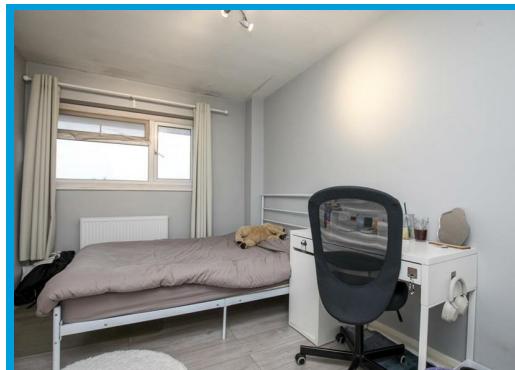




Guildford Park Avenue, Guildford, GU2 7NN

£3,875 PCM

**** STUDENT ACCOMODATION 2026-2027 ACADEMIC YEAR**** A well presented FIVE BEDROOM, TWO BATHROOM house arranged over three floors located within a short distance to SURREY UNIVERSITY.

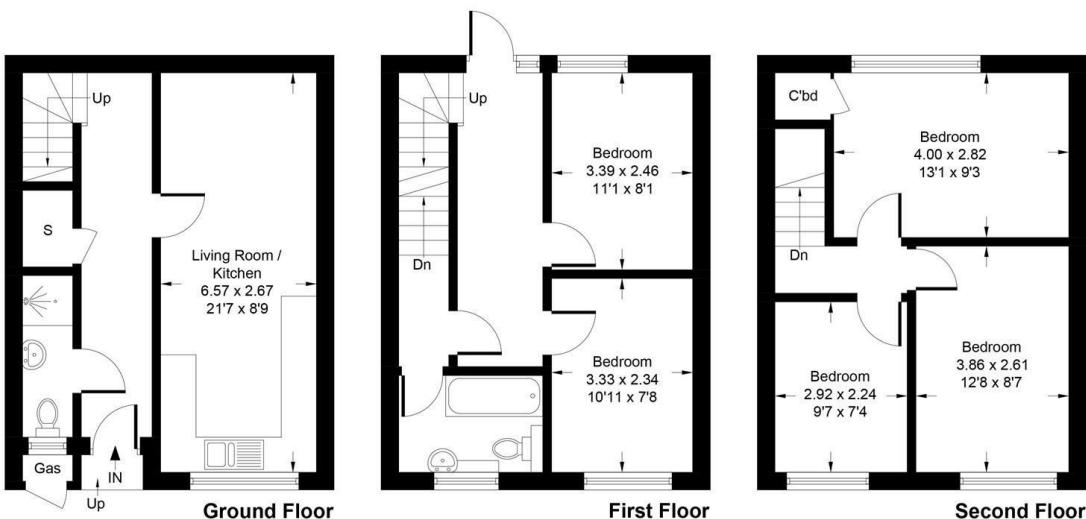
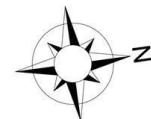


Description

STUDENT ACCOMODATION

The property has five large bedrooms, a good sized living room and a modern kitchen with appliances. There are two bathrooms and storage area for bicycles. There is parking for 3 cars. The property has been recently redecorated and is modern throughout.

Approximate Gross Internal Area = 101.22 sq m / 1090 sq ft



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 purchase.



| 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 | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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 | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

