



Beech Grove, Guildford Surrey, GU2 7XA

£3,600 PCM

**** STUDENT ACCOMODATION 2026-2027 ACADEMIC YEAR**** Located close to Guildford mainline station, this stunning four bedroom house offers spacious and well presented accommodation throughout. Off street parking and garden.



Description

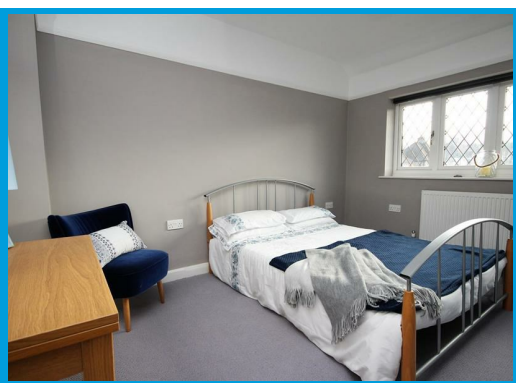
Located at the end of a quiet cul de sac, within easy access to Guildford mainline station, this stunning four bedroom house has been completely refurbished throughout.

The accommodation comprises an entrance hall leading to a lounge, a large and beautifully fitted kitchen/ diner/ family room which in turn leads to the garden. Also on the ground floor there is a utility room and cloakroom.

On the first floor the property features a double bedroom with built in wardrobes, a further double bedroom, a family shower room and a further bedroom.

The beautiful light and airy master bedroom is located on the top floor and has double doors that open to overlook the rear garden. The top floor further boasts an en suite shower room and ample storage.

Further features include a pretty, enclosed garden and off street parking.



Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 70 Target: 81

Rating	Score Range	Color
102 (plus)	A	Dark Green
(91-91)	B	Light Green
(69-60)	C	Yellow-Green
(55-68)	D	Yellow
(39-54)	E	Orange
(21-38)	F	Red-Orange
(1-20)	G	Red

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 70 Target: 81

Rating	Score Range	Color
92 (plus)	A	Dark Green
(81-91)	B	Light Green
(69-60)	C	Yellow-Green
(55-68)	D	Yellow
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Not environmentally friendly - higher CO₂ emissions

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