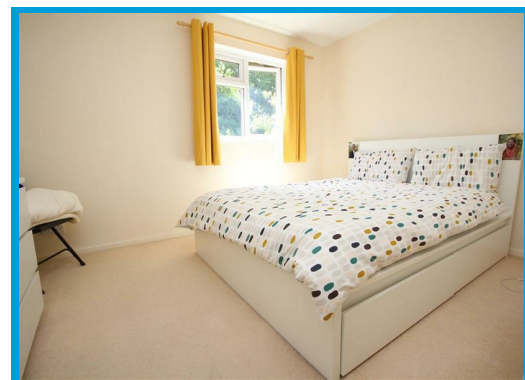




Ashbury Crescent, Merrow Park Guildford, Surrey GU4 7HG

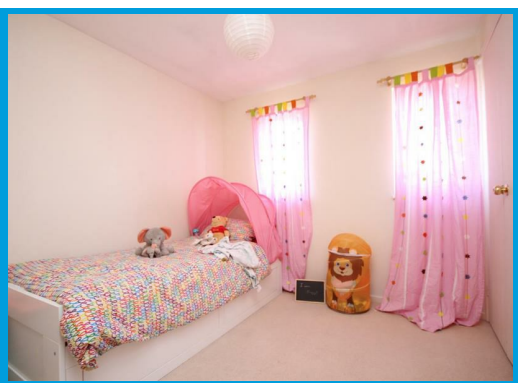
£1,625 PCM

Positioned at the end of a QUIET CUL DE SAC within a highly POPULAR DEVELOPMENT, this well presented TWO DOUBLE BEDROOM house falls within the catchment of TOP LOCAL SCHOOLS.



Description

Positioned at the end of a quiet residential cul de sac, this well presented house is close to top schools, local amenities and is within easy access to Guildford town centre. Downstairs the accommodation comprises an entrance hall leading to a modern kitchen with appliances and a good size lounge with storage cupboard and doors leading to the garden. Upstairs the property has two double bedrooms and a bathroom with shower. Further benefits include allocated parking and an enclosed garden.



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		58	74
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		51	69
EU Directive 2002/91/EC			

