# ROMANS CLOSE

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## SURREY, GU1 2ST

A modern four-bedroom, three-bathroom town house in a fantastic location for schools, Guildford town centre and Merrow Downs.

Available:25th November 2026

£3,500 PCM (Per Calender Month)

House - Terraced, 4 Bedroom, 3 Bathroom, 2 Reception, Unfurnished

## Key Features

- Excellent school catchment area
- Four bedrooms
- Three bathrooms
- Off street parking for two cars
- Available November

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# THE PROPERTY

Description

A covered entrance porch and double-glazed front door leads to the entrance hallway with doors to the Kitchen breakfast room. This modern kitchen is finished in high gloss units and leathered effect black work surfaces and includes an integrated fridge/ freezer as well as an integrated washing machine and dishwasher. The breakfast area looks across the front garden and is afforded a good level of privacy behind plantation shutters.

An internal set of double doors lead from the kitchen into the living room where there are full width bi-fold doors, dark oak effect flooring and a modern central gas fire with stone surround. Also on the ground floor is a cloakroom and a storage cupboard.

On the first-floor is the guest bedroom suite with built in wardrobes, en-suite shower room and a private balcony. There are two further double bedrooms and a family bathroom on this floor.

On the second floor is the Master bedroom, with vaulted ceiling, dual aspect windows, walk in wardrobe and full en-suite bathroom.

Outside to the rear, a large raised patio looks down onto the lawn garden and is enclosed with panelled fencing on three sides. The private parking is situated to the front of the property.

Location

Boxgrove Gardens is located to the east of Guildford town centre in Merrow which is convenient for a range of primary and secondary schools both state and independent including St Thomas of Canterbury, George Abbott, St Peters Catholic High School, Tormead, Lanesborough and Guildford High School. Guildford town centre with its excellent selection of shopping and restaurants is very close by and road links are excellent with the A3 northbound available from Burpham. Guildford main line station is less than 2 miles away whilst London Road station is less than 1 mile.

Available in November.
Holding deposit: £807
EPC B
Guildford Borough Council tax band F

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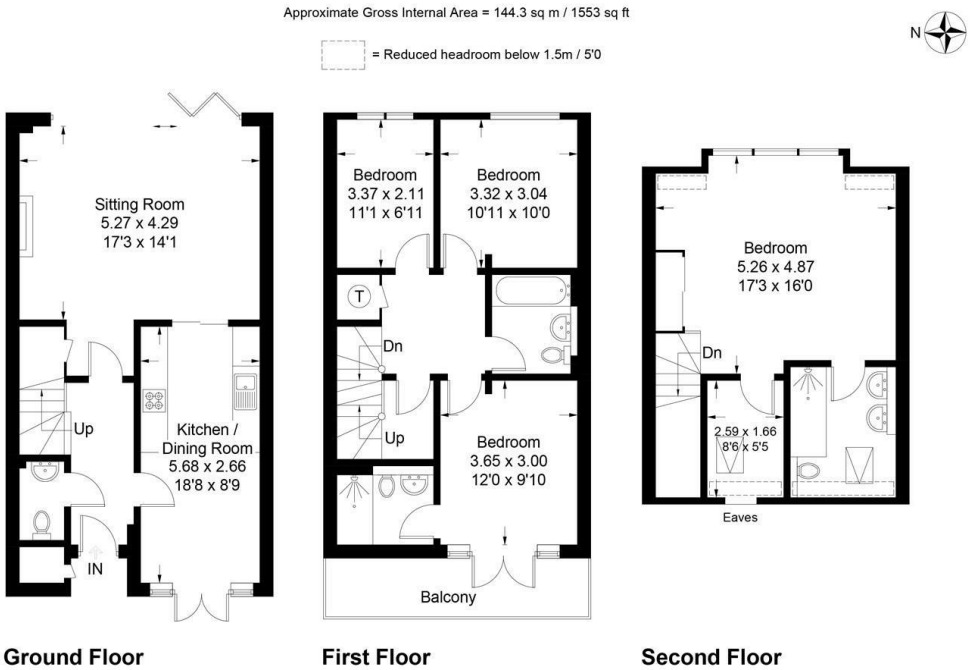



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