

# IRWIN ROAD



# IRWIN ROAD

SURREY, GU2 7PW

Available:

£3,500 PCM (Per Calendar Month)

House - Detached, 3 Bedroom  
2 Bathroom, 3 Reception  
Unfurnished

## Summary

A truly outstanding three bedroom detached house with large garden in an excellent location within Guildford for commuting and schools.

## Key Features

- Town Centre Location
- Off Street Parking
- Three Bedrooms
- Two Bathrooms
- Garage
- Large Private Rear Garden





## THE PROPERTY

### Description

The house throughout has recently been refurbished extensively to a very high standard throughout. On the ground floor is an exquisite kitchen and dining area with a combination of black granite and solid oak worktops over shaker style units. There is a central island, breakfast bar and appliances including an induction hob (induction pans required), fridge/freezer and a dishwasher. There are glass doors at the rear overlooking the garden. The sitting room also has double doors onto the garden and includes a wood burner. There is a study at the front of the house with bay window, a downstairs w.c. and a separate utility room with side access.

On the first floor the master bedroom includes fitted wardrobes and a cavernous and luxurious en suite wet room with twin sinks, underfloor heating, bath with walnut veneer surround, open shower area with glass surround and very large shower head. There are two further double bedrooms with fitted wardrobes and a modern family bathroom with underfloor heating and a shower over the bath.

To the front of the house is a block paved driveway, garage and gated side access. To the rear is a large, west facing garden with patio and lawned areas as well as a large outbuilding with power.



## Location

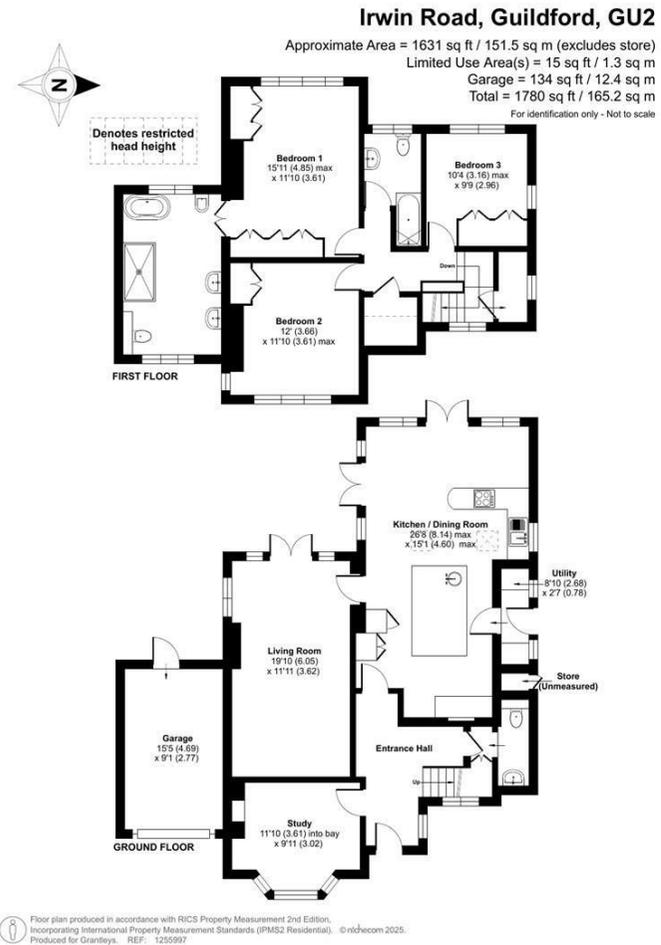
Irwin Road is located within the Onslow Village area of Guildford, which is hugely convenient for Guildford's amenities. Included within a short walk of the house are the main line station, Queen Eleanor's Junior School, County Secondary school as well as the local shops, restaurant pub and village hall. Slightly further, but still within walking distance is Guildford town centre with extensive shopping, cafes and restaurants.

Available mid April

EPC D

Guildford Borough Council tax band G

Holding deposit : £807



## Guildford

Poyle House 24 Epsom Road

Guildford

Surrey

GU1 3LE

Tel: 01483 407600

