

STOCTON ROAD



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GUILDFORD, SURREY, GU1 1HH

Outstanding detached family home in Guildford town centre with flexible accommodation for three or four bedrooms, available in July.

Available: 2nd July 2021

£3,000 PCM (Per Calendar Month)

House - Detached, 4 Bedroom, 2 Bathroom, 2 Reception, Unfurnished

Key Features

- Detached house
- Guildford town centre
- 3/4 Bedrooms
- Two bathrooms
- Large open plan kitchen
- Gardener included





THE PROPERTY



Description

The front door opens into an entrance hall from which you can enter the bay fronted sitting room, the dining room/fourth bedroom, downstairs shower room and the open plan kitchen/dining/family area. The kitchen rear extension is fully fitted with appliances and is large enough to accommodate separate sitting and dining areas for the family to converge.

On the first floor is a large, bay fronted master bedroom, two further bedrooms and a family bathroom with a shower over the bath.

Outside to the front is a small enclosed garden with gated access to the rear garden. The rear garden is mainly laid to lawn with mature shrubs in the borders and a very large storage shed at the bottom of the garden.

Location

Stocton Road is a no through Road close to the very centre of Guildford and both rail station, with the main line reaching London Waterloo in approximately 36 minutes. Across the road is a recreation ground including a children's play park. Guildford town centre and main line station are both withing walking distance. The house is located close to a range of excellent schools both state nd private, including County School, Guildford High School and others. There are leisure facilities very close by including Spectrum Leisure Centre whose facilities include Gyms, indoor and outdoor pools, ice skating and ten pin bowling.

Parking is by permit in the bays on the street.

A gardener is included within the rent.

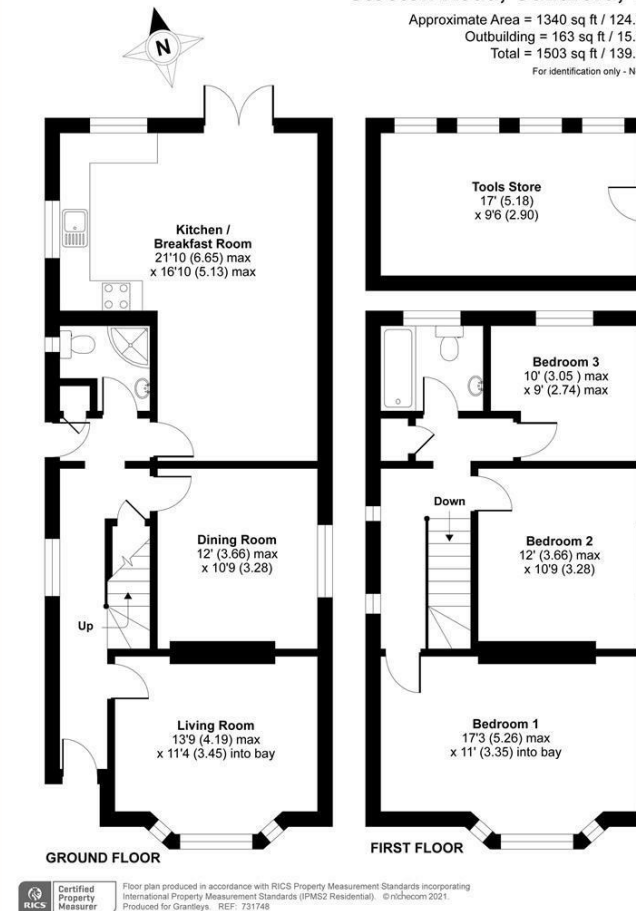
Available July.

Guildford Borough Council tax band E: £2,464.57 (2021/22)



Stocton Road, Guildford, GU1

Approximate Area = 1340 sq ft / 124.4 sq m
Outbuilding = 163 sq ft / 15.1 sq m
Total = 1503 sq ft / 139.6 sq m
For identification only - Not to scale



Guildford

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