

ALDERSEY ROAD



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SURREY, GU1 2ES

Available: 23rd February 2024

£4,250 PCM (Per Calendar Month)

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

Summary

A superb detached four bedroom family home with double garage in an excellent location for Guildford's schools, town centre and train stations.

Key Features

- Highly desirable area
- Four bedrooms
- Two bathrooms
- Double garage
- Living room
- Gardener included





THE PROPERTY

Description

The property on the ground floor comprises a large fully fitted kitchen, dining room, large living room, study and utility room. On the first floor is a master bedroom with ensuite shower room and dressing area. There are two further double bedrooms, single bedroom and another bathroom with shower over the bath.

Outside to the front is a double garage with parking in front. To the rear is a private, enclosed garden with mature raised borders, lawned area and patio. The property includes a gardener.



Location

Aldersey Road is set in a residential area with excellent access to a large selection of primary and secondary schools both state and private, with many being within walking distance. The Upper High Street is just over 1 mile away, with its wide selection of shops, cafés and boutiques. In addition, there are local shops at Boxgrove and a Sainsbury's at nearby Burpham. Both London Road and Guildford mainline station offer services to London/Waterloo.

Unfortunately, no pets are permitted.

EPC band C.

Guildford Borough Council tax band G: £3,630.10 per annum 2023/24

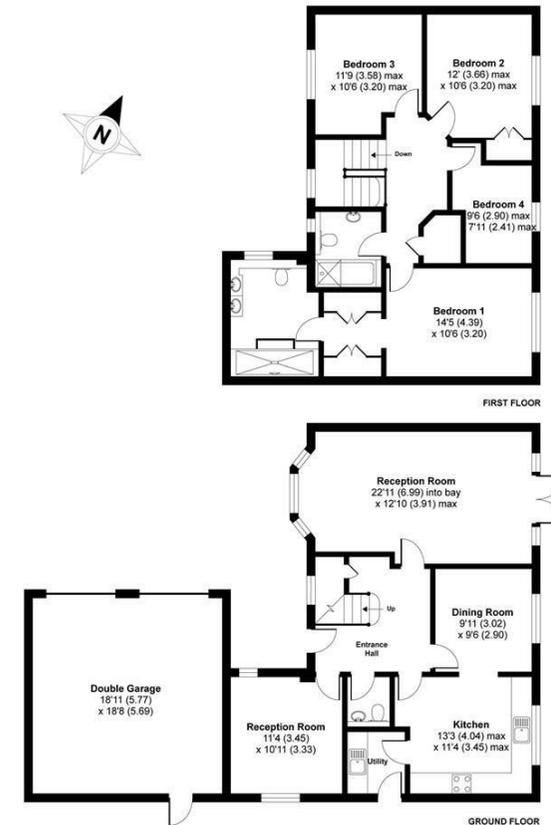
Holding deposit £980

Available February.



Aldersey Road, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 2063 SQ FT 191.6 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purpose only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Guildford

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