

# THE HEATH



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GUILDFORD, SURREY, GU3 1AL

A well-presented three bedroom semi-detached cottage located in the desirable area of Puttenham.

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Available: 19th April 2023

£2,200 PCM (Per Calendar Month)

House - Semi-Detached, 3 Bedroom, 1 Bathroom, 2 Reception,  
Unfurnished

## Key Features

- Three Bedrooms
- Semi-Detached
- Off Street Parking
- Private Garden
- Separate Office in Garden
- Available May





## THE PROPERTY



## Description

This well-presented cottage offers a kitchen/breakfast room with access through to a separate utility room, downstairs W.C and side access to the garden. Downstairs you will also find the living area with working fireplace as well as front and rear aspects. Upstairs there are two double bedrooms, both with integrated storage, a single bedroom and family bathroom with shower over the bath.

The property benefits from ample off-road parking and lawned gardens as well a home office in the garden.

## Location

The property is located within easy reach of local schools, Puttenham golf course, public house and church. Puttenham Common is not far away with beautiful walks. The road connections are excellent, with Guildford circa 5 miles away with it's mainline station and excellent shopping and entertainment.

The property is available in May.

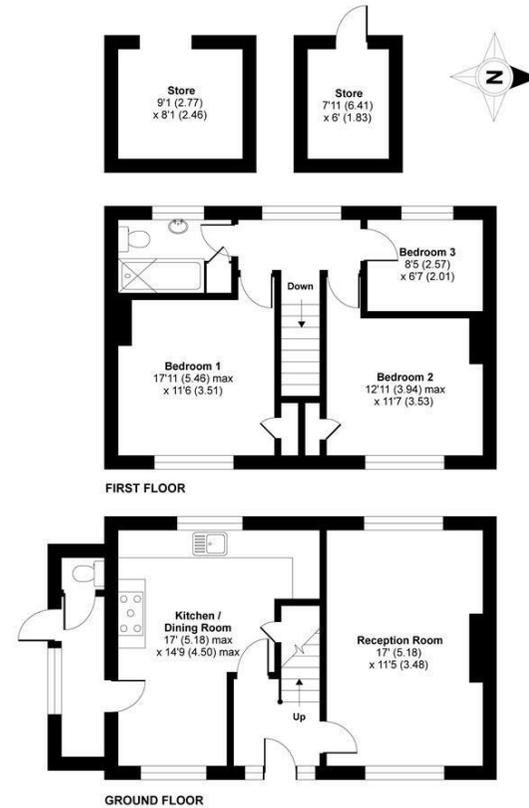
Pets are considered on a case by case basis.

Council Tax Band E  
EPC Rating E



## The Heath, Puttenham, Guildford, GU3

APPROX. GROSS INTERNAL FLOOR AREA 982 SQ FT 91.2 SQ METRES (EXCLUDES STORES)



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 purposes 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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