

PIT FARM ROAD





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GUILDFORD, GU1 2JL

Detached three double bedroom family home with garage located in an excellent location for a selection of private and state schools, as well as Guildford town centre.

Available: 26th January 2024

£3,500 Per Month (Per Calendar Month)

House - Detached - 3 Bedrooms - 3 Bathrooms - 2 Receptions

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- Three Double Bedrooms
 - Three bath/Shower Rooms
 - South Westerly Aspect Garden
 - Furnished or Unfurnished
 - Two Reception Rooms
 - Close To Excellent Schools
 - Integral Garage
 - Available Now



THE PROPERTY

Description

On the ground floor is an entrance hall, two reception rooms, both with doors leading out onto the rear garden, a kitchen breakfast room and a downstairs w.c. On the first floor are three double bedrooms, two of which have ensuite shower rooms, as well as a third family bathroom.

Outside

Outside to the front is a large drive providing parking for several vehicles and an integral garage.

At the rear, the garden is private and mainly laid to lawn, with a south westerly aspect and includes a patio area.



Location

Pit farm Road is located in Merrow and benefits from being close to excellent state schools such as St Thomas of Canterbury for juniors and St Joseph's And George Abbott for Seniors. The access to private schools including Tormead (both junior and senior), Guildford High School and RGS prep, whilst RGS senior school is a further walk away. The High Street is a level walk from the house with the main line rail station being 1.5 miles away and London Road Station being less than 1 mile away.

The property is available now, furnished or unfurnished.

EPC band D

Guildford Borough Council tax band F

Holding deposit: £807.69



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