

THE STREET



THE STREET

GUILDFORD, SURREY, GU3 1AT

An extremely well presented two double bedroom end of terrace cottage located in the heart of sought after Puttenham with stunning garden, car port and pretty courtyard.

Available: 3rd May 2024

£2,000 PCM (Per Calendar Month)

House - End Terrace, 2 Bedroom, 1 Bathroom, 1 Reception,
Furnished/unfurnished

Key Features

- Village location
- Stunning garden
- Two bedrooms
- Office area
- Car port
- Available May





THE PROPERTY

Description

Downstairs; the property comprises of a good sized lounge with working fireplace, downstairs WC, spacious kitchen/dining room with fully integrated appliances and access onto the courtyard. The ground floor benefits from underfloor heating throughout.

Upstairs you will find a spacious hallway that could be used as an additional reception room, 2 double bedrooms as well as a family bathroom with marble tiles and heated towel rail.

Outside is a pretty courtyard garden enclosed by walls, with a staircase leading to the most fabulous lawned garden with views over fields. The car port is accessed via an electric garage door.

The property also benefits from gas central heating.



Location

Puttenham is a quiet village on the outskirts of Guildford and is at the base of the famous South Downs. The village provides easy access to the A31 which runs between Guildford and Farnham as well as providing further access for routes into London.

EPC Band D

Guildford Borough Council tax band "E"

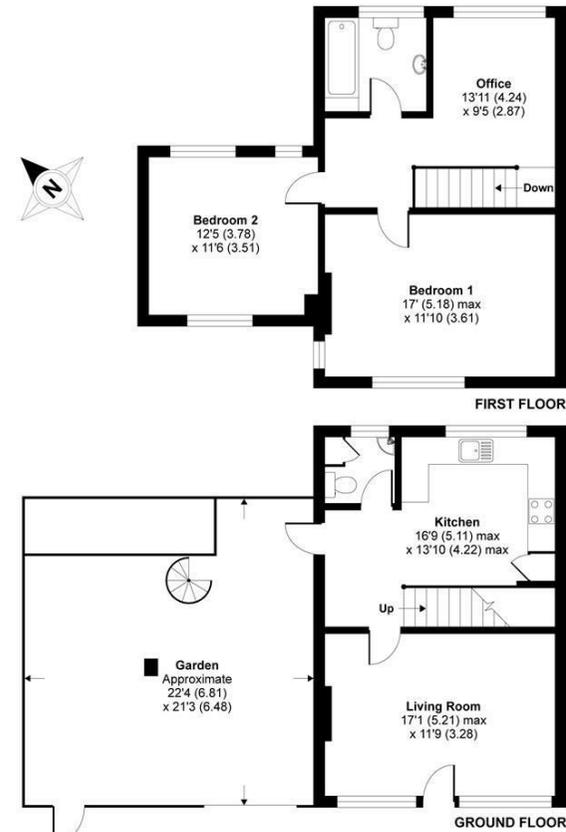
Available May

Holding deposit: £461



The Street, Puttenham, Guildford, GU3

APPROX. GROSS INTERNAL FLOOR AREA 1039 SQ FT 96.5 SQ METRES



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.

Copyright nichecom.co.uk 2018 Produced for Grantleys REF : 332332

Guildford

Poyle House 24 Epsom Road

Guildford

Surrey

GU1 3LE

Tel: 01483 407600

