



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Woking Road, Guildford, GU1 1QD

£3,000PCM (Deposit: £3,461)

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- New build
- Two bathrooms
- Underfloor heating on the ground floor
- Living room with bi-fold doors leading to the garden
- Moments from Guildford town centre and train station
- Three double bedrooms
- Large cabin with kitchen and bi-fold doors
- Large eat-in kitchen
- Easy access to A3/A31/M25
- Located near the River Wey, residents can enjoy scenic walks along the canal path



Tax Band: Furnished: Unfurnished

This stunning new build three-bedroom townhouse offers contemporary living in a prime location just moments from Guildford's town centre and train station. Perfect for commuters, it provides easy access to the A3, A31, and M25. The property boasts three spacious double bedrooms, two modern bathrooms (including an en-suite to the master bedroom), and a convenient downstairs WC. The ground floor is equipped with underfloor heating, adding a luxurious touch. Bi-fold doors open to a beautifully landscaped garden, ideal for outdoor entertaining, and there is also a large outside cabin with a kitchen and bi-fold doors, perfect for a home office, studio, or additional living space. Located near the River Wey, residents can enjoy scenic walks along the canal path, providing a peaceful escape close to the town's amenities. This property offers the perfect balance of modern comfort and convenience.



Woking Road, Guildford, GU1 1QD
 Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft
 Outbuilding = 18.8 sq m / 200 sq ft
 Total = 136.5 sq m / 1467 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourbase.co © (D)10/17/20

