



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

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

Gloucester Road, Guildford, GU2

£3,000PCM (Deposit: £3,461)

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- Three double bedrooms
- Off-street parking
- Bi folding doors leading to patio and garden
- Two bathrooms (one en-suite)
- Underfloor heating downstairs
- Large open plan kitchen-living space
- Open to pets
- Easy access to A3/A31/M25
- Popular Rydes Hill area of Guildford
- EPC Rating = C



Tax Band: C Furnished: Unfurnished

A beautifully finished three-bedroom house, offering a spacious, contemporary kitchen with dining area that opens through bi-folding doors onto a patio overlooking garden. The ground floor also features a large separate reception room (or 4th bedroom) and a convenient downstairs W/C. Upstairs, you'll find three further double bedrooms, including a master with ensuite, plus a modern family bathroom.

The accommodation is generous and flexible, with well-proportioned rooms throughout, all finished to a high standard. Externally, the property benefits from a driveway with ample parking and a private rear garden, featuring a patio area perfect for outdoor entertaining. Ideally located, the property is close to local amenities and excellent schools, including Rydes Hill Prep and St Joseph's Catholic Primary School. Guildford town centre, with its shops, restaurants, bars, and entertainment, is just a short distance away.

