



INDEPENDENT PROPERTY AGENTS

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Worplesdon Road, Guildford, GU2

£2,500PCM (Deposit: £2,884)

Available now
 Semi-detached house

Three double bedrooms
 Two reception rooms

Lovely garden
 Patio

 Council tax band: D
 Good public transport to Guildford town centre

 Easy access to Guildford/ Worplesdon train station, A3, A31, M25
 Moments from the University and Royal Surrey County Hospital



□ 3 **□** 1 **□** 2



Tax Band: D Furnished: Part Furnished

This semi-detached home is arranged over three floors and offers excellent space throughout.

The ground floor features two reception rooms and a kitchen, while the first floor provides a generous bathroom and two double bedrooms, both with built-in storage. The second floor boasts a further dual aspect large double bedroom, giving the property three doubles in total.

Additional benefits include gas central heating, double glazing, and a delightful enclosed rear garden. The location is particularly convenient, with easy access to Guildford and Worplesdon train stations, the A3, A31 and M25, as well as excellent public transport links into Guildford town centre. The property is also just moments from the University of Surrey and the Royal Surrey County Hospital.





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Approximate Gross Internal Area = 95.0 sq m / 1022.6 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co ⊗ (ID1240506)





If your property is on the market with another agent, please check your terms of business to avoid paying two commissions. PACEY WINGENT DICKSON PROPERTY PARTNERSHIP LTD. Registered Office, Station House, Station Approach, East Horsley, KT24 6QX. Registration No. 15446136 (England).



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