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## Guildford Park Road, Guildford, GU2

Offers Over £400,000

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- Chain free
- Private entrance
- Bright and spacious with 2 double bedrooms
- Seconds from the station
- Moments from the high street
- Allocated parking and bike store
- Share of freehold
- Great rental opportunity
- Easy access to the University of Surrey
- Patio garden off the kitchen



Situated just a stone's throw from Guildford Station, this beautiful 2-bedroom ground floor maisonette offers modern living in a prime location. The property features bright and spacious rooms, flooded with natural light, creating an inviting and airy atmosphere throughout. A private patio garden off the kitchen provides the perfect outdoor space for relaxation or entertaining. The maisonette also benefits from allocated off-street parking as well as a secure bike storage area.

Ideally located, the property is just moments from Guildford's vibrant High Street, which offers a wide variety of shops, restaurants, cafes, and bars. The University of Surrey is also within easy reach, making it an excellent choice for students or university staff. Whether you're commuting or enjoying local amenities, Guildford Station offers a fast and direct service to London Waterloo, making this an ideal property for those working in the city.



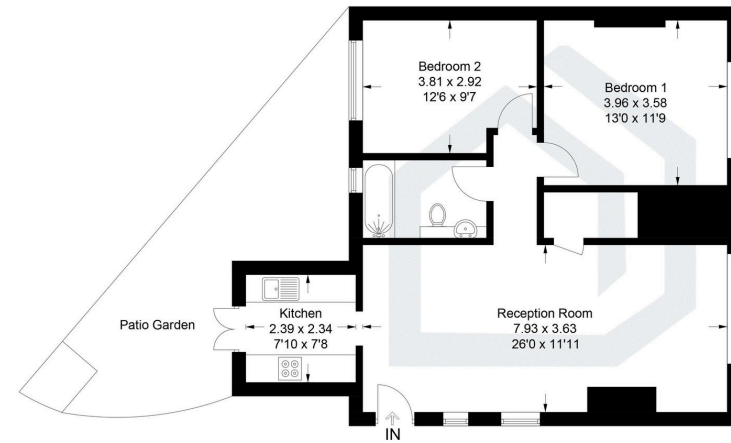






### Guildford Park Road, Guildford, GU2

Approximate Gross Internal Area = 73.9 sq m / 795 sq ft



### Ground Floor

Illustration for identification purposes only. measurements are approximate, not to scale. floorplansUsaketch.com © (ID1184066)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	