



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

Canterbury Road, Guildford, GU2 £2,750PCM (Deposit: £3,288)

- Four double bedrooms
- Large open plan kitchenliving space

Off street parking

- Bi folding doors leading to patio and south facing garden
- ĔPC Rating = C

- Downstairs shower room and separate W/C
- Ensuite and family bathroom Local amenities very nearby
- Popular Rydes Hill area of Guildford
- Easy access to A3, A31, M25





Tax Band: C Furnished: Unfurnished

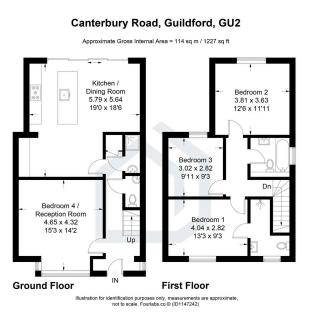
A beautifully finished four-bedroom house, offering a spacious, contemporary kitchen with dining area that opens through bifolding doors onto a patio overlooking the south facing garden. The ground floor also features a large separate reception room (or 4th bedroom) and a convenient downstairs shower room. 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 wellproportioned 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 raised 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.

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