



**Pacey  
Wingent  
Dickson.**

INDEPENDENT PROPERTY AGENTS

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



## Canterbury Road, Guildford, GU2

£2,750PCM (Deposit: £3,288)

🛏 4 🚿 3 🛋 1

- Four double bedrooms
- Large open plan kitchen-living space
- Bi folding doors leading to patio and south facing garden
- Off street parking
- EPC 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 bi-folding 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 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 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.





### Canterbury Road, Guildford, GU2

Approximate Gross Internal Area = 114 sq m / 1227 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1147242)

