

Call: +44 (0) 1483 575304



## Abbot Road, Guildford GU1 3TA

A four bedroom contemporary town house occupying an extremely convenient position in the heart of the town, a few minutes walk to the High Street, the River Wey, the main line train station and many miles of open countryside.

With views over the town to the Cathedral and off-street car parking, this house is situated at the bottom of Abbot Road, a highly regarded no through residential street in the heart of Guildford.

A footpath opposite the house leads into Rack's Close, a public park, which in turn leads into Quarry Street or the Castle Grounds, both providing interesting walks to the High Street, town centre and train station.

The accommodation is light and airy with an abundance of glass, engineered oak flooring with under floor heating via an air source heat pump, glass balustrades and wide sliding doors to a balcony at the front, an entertaining terrace at the rear and a Juliet balcony off the main bedroom, with lovely views over

Price: £4,950 pcm + fees apply

### Overview

- highly regarded location close to Guildford town centre
- immaculately presented throughout
- off-street car parking (no garage)

```
ID, "furnishing", true)) { echo
get_post_meta($mypost->ID,
"furnishing", true) . "
"; } if
(get_post_meta($mypost->ID, "available_from", true)) {
echo "Available From: " .
get_post_meta($mypost->ID,
"available_from" true) . "
"
```

Call: +44 (0) 1483 575304

the town.

\*\*\*\*\*\_\*\*\*\*, \*\*\*\*,  
"; } ?>

The accommodation comprises a large entrance hall with bedroom four, bathroom, cloakroom, utility room and plant room on the ground floor.

A cloakroom, study and very large sitting room with an open-plan kitchen/breakfast/dining room on the first floor.

There are three bedrooms and two bathrooms on the second floor, with a particularly large master suite.

Please note there is no garage.

This property is in Council Tax Band G.

Contractual deposit £6,853.