



A stunning period Town House situated on one of  
Guildford's most popular residential roads

Recreation Road, Guildford, Surrey, GU1

savills



£2,495 pcm, Furnished, Unfurnished  
Available from 01.09.2019

Reception room • Kitchen/breakfast room • Dining room  
• Four bedrooms • Bathroom • Garden

#### About this property

A stunning period Town House situated on one of Guildford's most popular residential roads. The property is in super order throughout and offers light and airy accommodation spaced over four floors. This house would ideally suit a family relocating to the area that would like to be within walking distance of the town center and close to the parks and other family and local amenities. On the ground floor there is a spacious living room with feature fire place, large play room, huge kitchen/dining room with a "Rangemaster Professional" oven, abundant work space, fitted cupboards & sliding doors onto a lovely south facing private garden. Downstairs has a large basement for storage, fridge-space and the tumble dryer. Situated on the first floor you'll find a lovely master bedroom, second bedroom, large luxury bathroom with tub, shower and a separate WC, and finally on the second floor there are two further double bedrooms. The property is located only a very short walk from the town center, local amenities and great transport links.

#### Furnishing

Furnished or unfurnished

#### Local Authority

Guildford Borough Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office. Telephone: +44 (0) 1483 796 830.

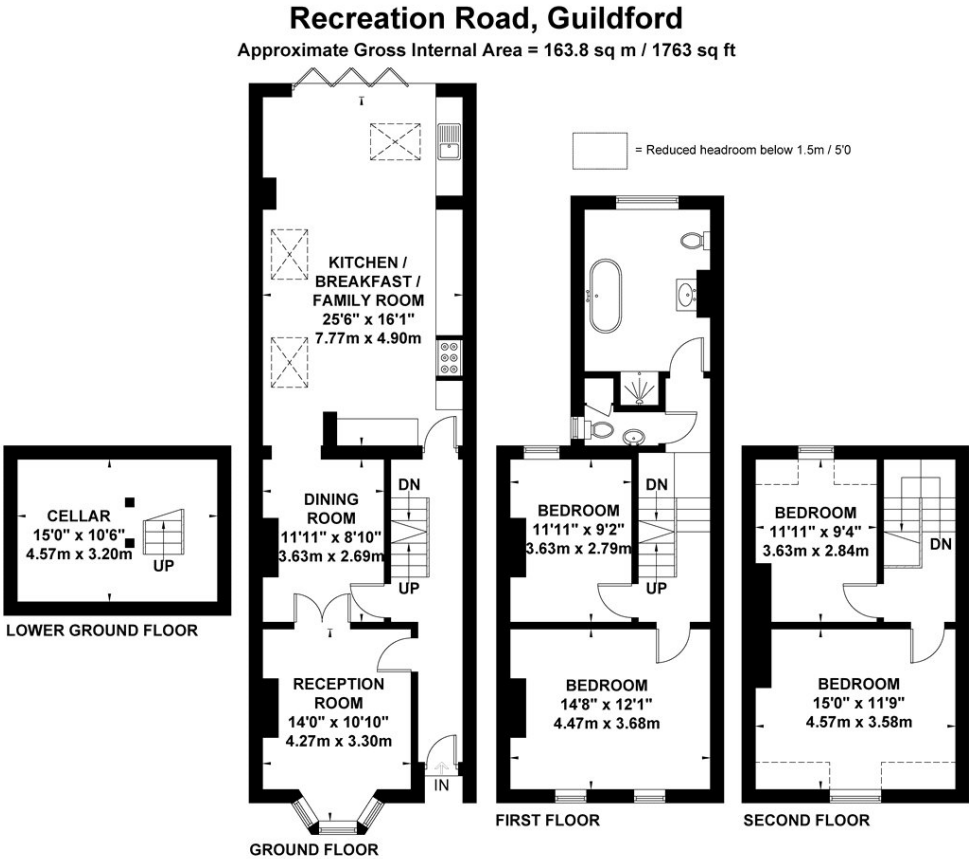




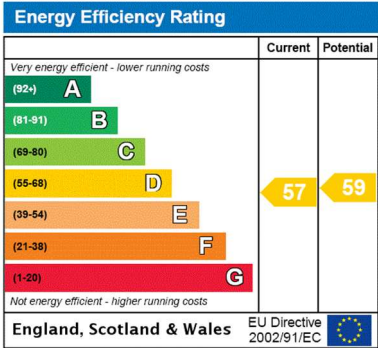


Recreation Road, Guildford, Surrey, GU1  
Gross Internal Area 0 - 1763 sq ft, - 163.8 m²

Thomas Jennings  
Guildford Lettings  
+44 (0) 1483 796 830  
thomas.jennings@savills.com



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



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