



A SUBSTANTIAL SIX BEDROOM FAMILY HOME ON THE SOUTHERN SIDE OF GUILDFORD.

PILGRIMS WAY, GUILDFORD, SURREY, GU4

Unfurnished – £3,500 pcm + fees and other charges apply.*

Available from 22/09/2019



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GU4

£3,500 pcm – Unfurnished

- Drawing/Dining room • Kitchen/breakfast room
- Six bedrooms • Two bathrooms
- Reception/kitchen • Family bathroom • Garden
- Garage • EPC Rating = C • Council Tax = H

Description

A substantial six bedroom family home situated on the south side of Guildford. The house is light and bright and includes a large reception/dining room with views over the front and rear garden, a separate fully fitted eat-in breakfast kitchen, guest WC and access to a double garage. There are four bedrooms (master with roof terrace) all with fitted wardrobes and a family bathroom with shower above bath. There is a fully self-contained two bedroom annexe with open-plan reception kitchen and stairs up to two double bedrooms and a shower room.

Situation

Pilgrims Way is set on the southern side of Guildford, close to The Chantries, which offers excellent walking opportunities. Also close by are Shalford Meadows and the River Wey, as well as the village of Shalford. Guildford is ideally located for commuters, lying between London and the south coast; both can be accessed via the A3, which also provides excellent access to Gatwick and Heathrow airports via the M25. Guildford main line station has fast trains to London/Waterloo from about 36 minutes.

Viewing

Strictly by appointment with Savills.



Shamokin

Approximate Gross Internal Area
 Ground Floor = 125 sq m / 1345 sq ft
 First Floor = 196 sq m / 2141 sq ft
 Garage = 33 sq m / 355 sq ft
 Total = 254 sq m / 2741 sq ft



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 Whilst every effort has been made to ensure the accuracy of this floor plan, inaccuracies of items, windows and doors are accepted and no responsibility is taken for any errors or omissions. This floor plan is for identification purposes only. Measure and draw to scale in accordance with BS1273 guidelines.
 Not drawn to scale, unless stated. Dimensions shown are to the nearest 1/2" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190726SMAL

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Guildford Lettings
George Duff
george.duff@savills.com
+44 (0) 1483 796 833

savills.co.uk