



A secluded four bedroom family home set within a popular village road

**Pine View Close, Chilworth, Guildford, Surrey, GU4**

£2,300 pcm plus fees apply, Unfurnished  
Available from 15.06.2020





Convenient position within walking distance of Chilworth station  
• Ideal for families who need to commute to central London • Well established rear garden • Well-proportioned rooms throughout • Extensive rural surroundings

#### **Local Information**

The village of Chilworth nestles below the North Downs and includes a pub, post office and church.

There are the most beautiful walking and riding spots around the Surrey Hills.

For a more extensive range of shops, restaurants and leisure facilities, Guildford is within easy reach.

#### **About this property**

Situated in a quiet cul-de-sac is this detached, four bedroom family home with delightful rear garden. Accommodation comprises: entrance hallway with guest WC and storage cupboard ideal for cloaks/shoes; double aspect reception room extending to just over 20 feet with patio doors leading to the rear garden; dining room; eat-in family kitchen with views to the front and rear. On the first floor you'll find four double bedrooms (the master has extensive fitted storage) and a family bathroom complete with walk-in shower and separate bathtub. Further features include a detached double garage, additional off-street parking and mature rear garden with both patio and lawned areas.

#### **Furnishing**

Unfurnished

#### **Local Authority**

Guildford Borough Council,  
Guildford

#### **Energy Performance**

EPC Rating = C

#### **Viewing**

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

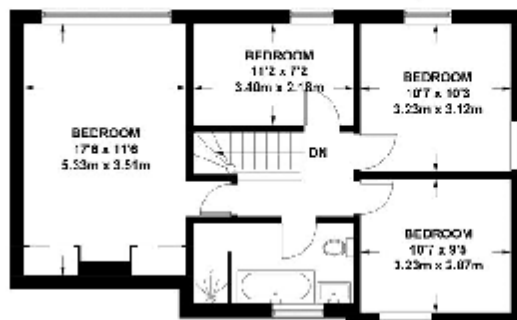






## Pine View Close, Chilworth, Guildford

Approximate Gross Internal Area = 121.6 sq m / 1309 sq ft  
 Garage = 25.2 sq m / 271 sq ft  
 Total = 146.8 sq m / 1580 sq ft



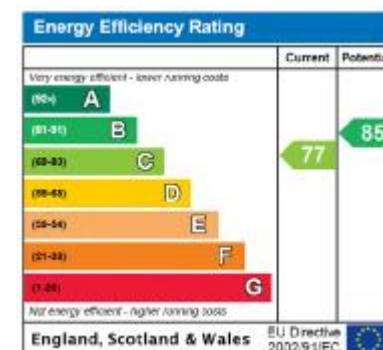
First Floor



Ground Floor

Exposure House © 2017 (ID375011)  
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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 purposes only. Measured and drawn in 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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\*There are different rules and fees for different tenancy types. For details of our fees and charges go to [Savills.co.uk/tenant-fees](http://Savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](http://savills.co.uk/applicant-guide). Hard copy available on request. . 20200228SMAL

