



AN IMMACULATE FAMILY HOME SITUATED IN A CONVENIENT LOCATION

LIME GROVE, WEST CLANDON, GUILDFORD, SURREY, GU4

Unfurnished – £4,000 pcm + fees and other charges apply.*

Available from 23/11/2019



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GUILDFORD, SURREY, GU4

£4,000 pcm – Unfurnished

- Set within a sought after private road
- Perfect house for spacious and light living
- Beautiful front and rear gardens
- An abundance of living accommodation
- Perfect family home in an extremely convenient location for London commuters via train
- EPC Rating = B
- Council Tax = G

Description

An attractive family home set in a convenient location, walking distance from West Clandon train station. With spacious accommodation throughout comprising a large entrance hallway with separate guest WC, formal reception room with views onto the rear gardens, dining room and a light kitchen/breakfast room with high end appliances throughout and double doors leading to the patio area and rear garden. There is also a separate utility and boot room. On the first floor you'll find a master suit with dressing room and en suite bathroom with separate shower. Four further bedrooms, family bathroom and two en suites. There is a garage and a good amount of off-street parking. The mature garden is mainly lawned with mature trees and shrubbery.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

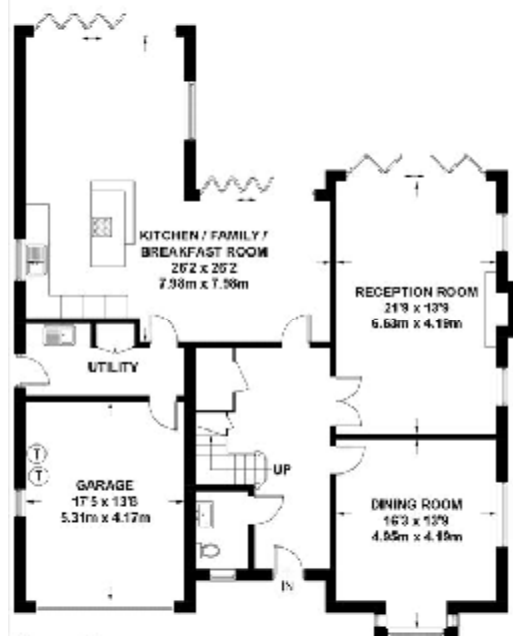
Viewing

Strictly by appointment with Savills.



Lime Grove, West Clandon

Approximate Gross Internal Area = 329.3 sq m / 3544 sq ft (Including Garage)



Ground Floor




First Floor



Second Floor

Exposure House © 2018 (ID433969)
www.exposurehouse.co.uk

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	91
(69-80)	C		
(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. 20190813SMAL

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