



## A fantastic five bedroom family house with a well-established garden

**St. Omer Road, Guildford, Surrey, GU1**

£3,500 pcm plus fees apply, Unfurnished  
Available from 01.09.2020

**savills**



Two reception rooms • Kitchen/breakfast room • Five bedrooms (principal bedroom with en suite bathroom) • Family bathroom and separate shower room • Well-presented garden surrounding the house • Outbuilding (could be used as a gym or separate office) and summer house

#### About this property

A fantastic family house with accommodation spanning three floors. On the ground floor you'll find two substantial reception rooms with the main living room having double doors opening onto the patio and rear garden; the dining room also overlooks the garden. There is a separate kitchen/breakfast room, guest WC and a garage/utility room. On the first floor, the principal bedroom has a balcony overlooking the rear garden and en suite bathroom, with shower above bath. There are three further double bedrooms and a separate family bathroom. On the second floor you'll find two further rooms (one of which is currently being used as a bedroom and the other for storage) and an additional shower room. The rear garden is well established kept and includes a water feature, large lawned area, an outbuilding that is currently used as a gym but could work well as an office space and a separate summer house (ideal for storage).

#### Furnishing

Unfurnished

#### Local Authority

Guildford Borough Council  
Council Tax Band = G

#### 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.

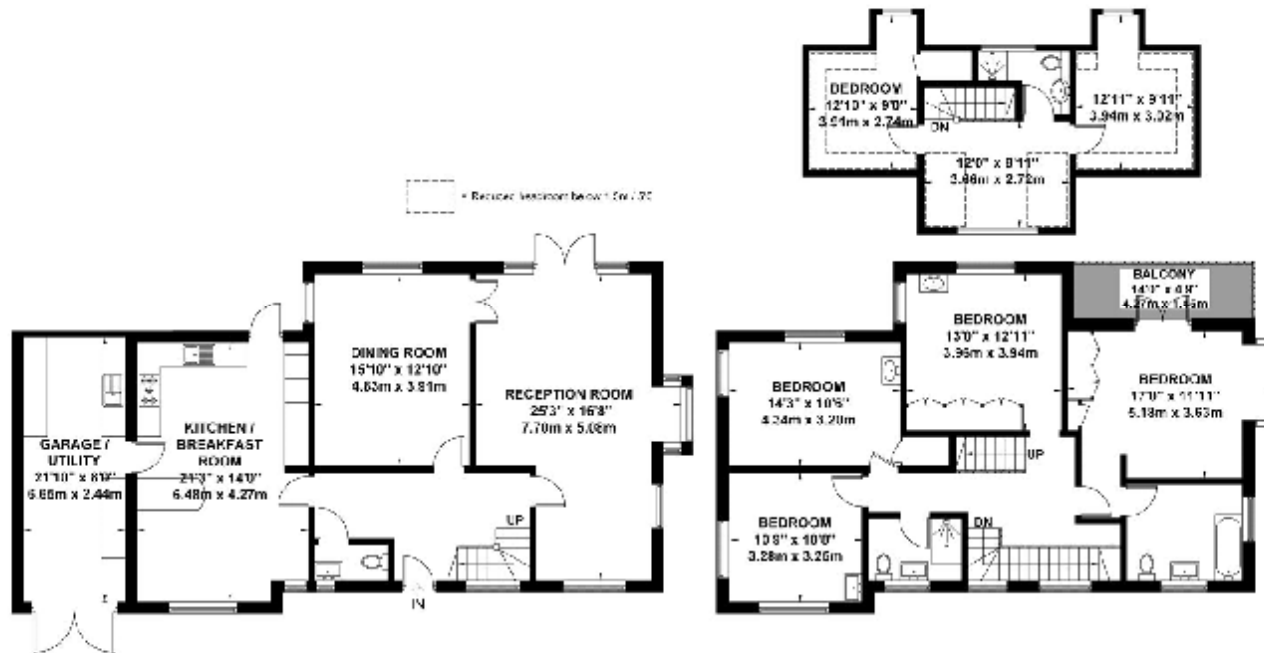






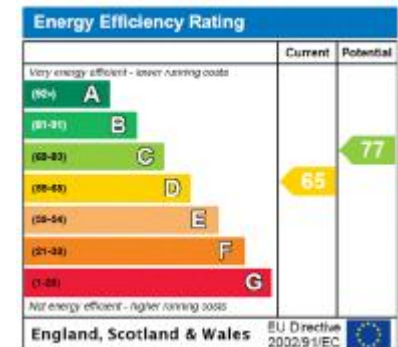
## St Omer Road, Guildford

Approximate Gross Internal Area = 219.1 sq m / 2353 sq ft  
Garage & Workshop = 28.2 sq m / 303 sq ft  
Total = 247.3 sq m / 2656 sq ft



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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 accordance with RICS guidelines. Not drawn to scale, unless stated. All measurements shown are to the nearest 5" and are to the points indicated by the arrow heads.



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