

# CAVENDER

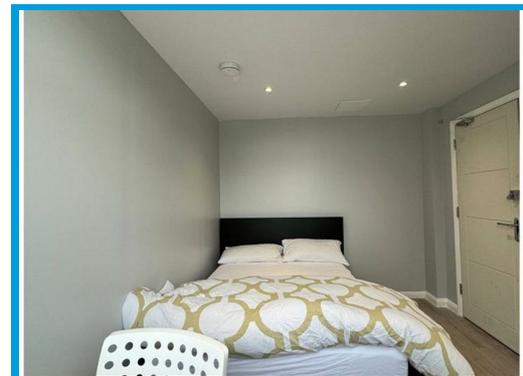
ESTATE AGENT



Guildford Park Avenue, Guildford, GU2 7NN

£4,125 PCM

**\*\* STUDENT ACCOMODATION 2026-2027 ACADEMIC YEAR\*\*** A well presented FIVE BEDROOM, FOUR BATHROOM house arranged over three floors located within a short distance to SURREY UNIVERSITY.



# Description

The property has five large bedrooms, a good sized living room and a modern kitchen with appliances. There are four bathrooms and storage area for bicycles. There is parking for 3 cars. The property has been recently redecorated and is modern throughout.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

