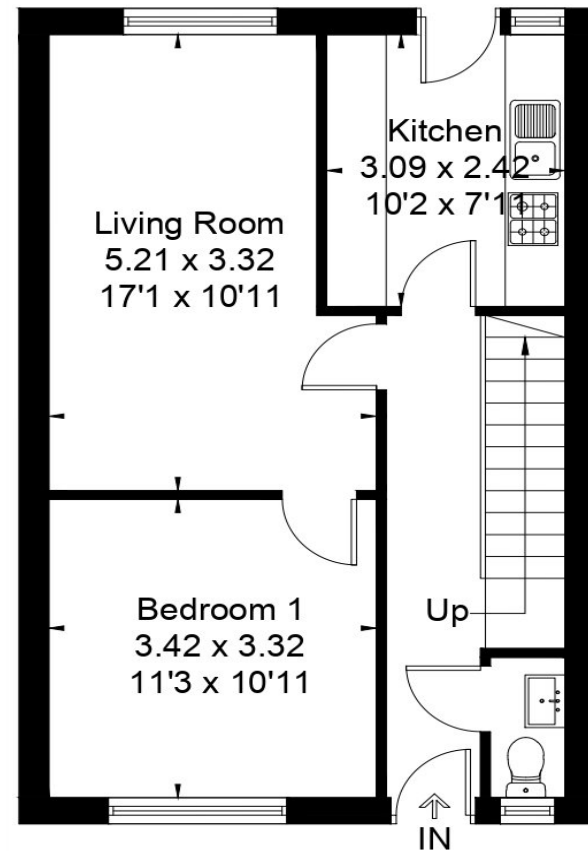
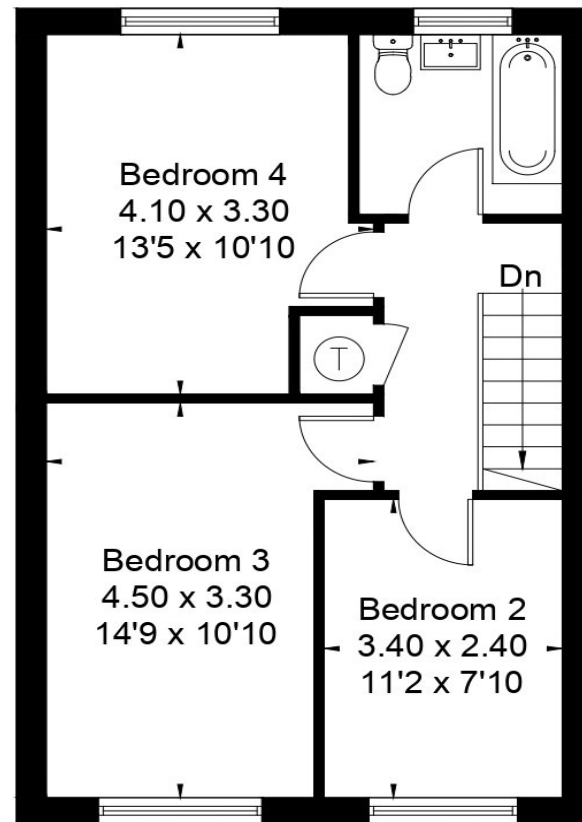


Approximate Floor Area = 90.4 sq m / 973 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #80270

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



## Eton Place, Surrey, GU9

Guide Price £510 per month

STUDENTS ONLY 1 bedroom left in this modern 4-bedroom house share available in a convenient location. This furnished property is clean, comfortable, and well-maintained, offering a garden and residents' parking. Ideal for students seeking an affordable and modern living space. Book your viewing today!

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**Winkworth**





ACCOMMODATION

Perfect for UCA Student to join existing group of 3

Fully Furnished with Double Bed

Modern Kitchen and appliances

Bathroom and WC

Garden and 2 Allocated Parking Spaces

Near Bus stop and Tesco Express

No Pets. No Smokers

All students need UK Guarantor, Guarantor company or rent payment upfront

DESCRIPTION

This modern 4-bedroom UCA student house share property is tastefully furnished and well maintained, offering a comfortable living space for its residents. The house boasts a garden and two allocated residents' parking spaces, ensuring convenience and relaxation for all occupants. Ideal for students seeking a comfortable and affordable accommodation option. This property is perfect for those who appreciate a clean and well-maintained living environment. Contact us now to arrange a viewing and make this stunning house share your new home.



LOCATION

Located towards the top of Farnham Park within the Sandy Hill housing development, this house is well located for a downhill walk to UCA and there is a bus stop nearby the house for avoiding the walk on the way back. The nearby Tesco local is just a short walk away and very convenient for groceries.

The house is close to Caesar's Camp affording a great area to run, walk, cycle or just enjoy the view after lectures."

SERVICES

All mains services connected

LOCAL AUTHORITY

Council Act Band C. Student exemption may be available from council

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

