



Horseshoe Lane East, Guildford Surrey, GU1 2TW

£3,575 PCM

A beautiful, recently built four bedroom detached home located in a sought after location near Guildford town. within the catchment of top local schools.



Description

A beautiful newly built four bedroom detached house located just moment away from Guildford town centre.

The property comprises; a spacious hall way leading on to your bright and airy living area, a beautiful bespoke open plan kitchen/reception with a spacious room for a dining area. The kitchen also has bi-fold doors which make it light and airy leading onto the private enclosed rear garden.

Furthermore the property has a separate useful room, downstairs cloakroom and an integral garage.

Upstairs are four double bedrooms, a family bathroom and two en suite bath/shower rooms which lead off the master bedroom and one off the guest bedroom.

Further features is underfloor heating in all bathrooms and in the kitchen/ reception and dining area.



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			
England & Wales		81	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

