



**£1,250 pcm**

## **Hornbeam Road | Guildford**

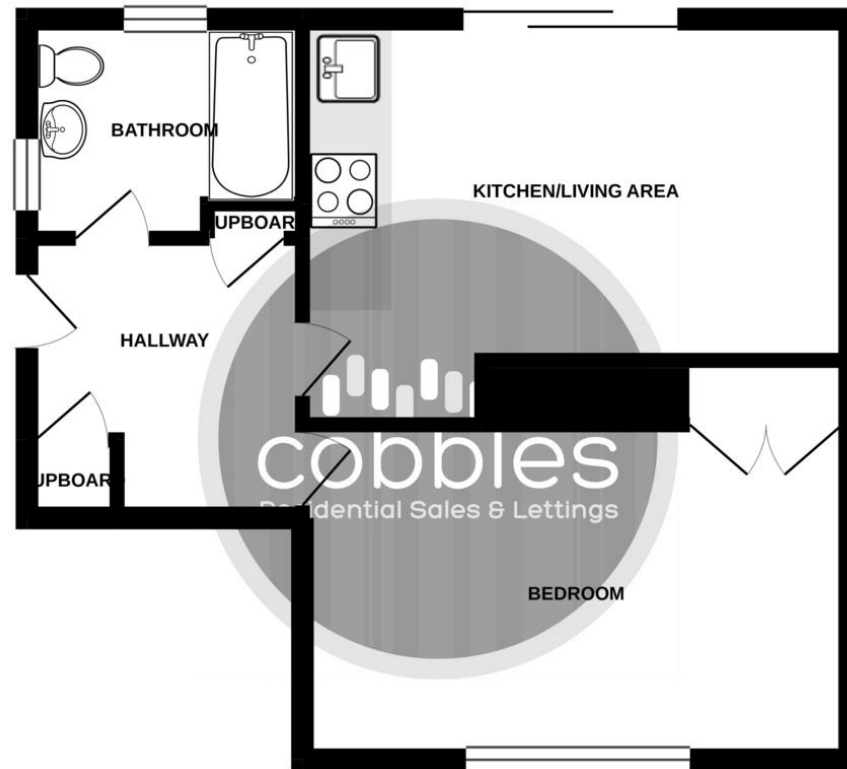
Cobbles are proud to bring to the market this modern one bedroom ground floor maisonette. The property consists of a modern open plan kitchen/lounge area, providing spacious day to day living space. The property also offers a larger than average bedroom and finally, a family bathroom with shower over bath fitting. The property benefits from its own private rear garden, which is extremely rare for flats and maisonettes. Located just a short distance from Guildford town centre, this home provides easy access to local shops, schools, parks, and transport links, making it ideal for couples or professionals.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	75   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



- One Large Bedroom
- Private Rear Garden
- Modern Design
- Private Entrance
- Council Tax Band - B
- EPC Rating - C