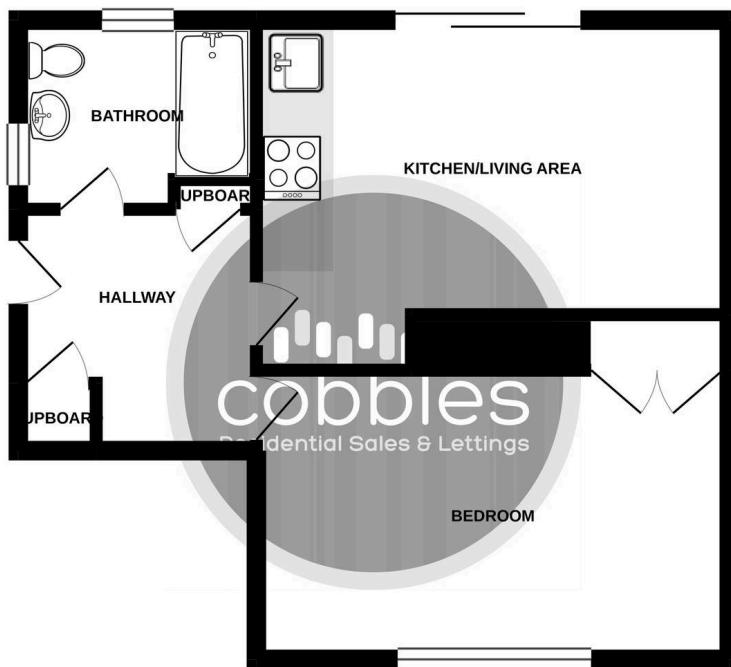




GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 360 sq.ft. (33.4 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Hornbeam Road

Guildford, Guildford

Modern ground floor maisonette with open plan kitchen/lounge, spacious bedroom, family bathroom, and rare private garden. Close to Guildford centre, ideal for couples/professionals. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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