



ESTATE AGENTS



Orchard Close, Normandy, Surrey, GU3 2EU

Asking Price £550,000



# Orchard Close, Normandy, Surrey, GU3 2EU

A three/four bedroom, two bathroom detached chalet bungalow offering flexible accommodation over two floors with a large rear garden and detached garage situated in this popular residential road in the picturesque village of Normandy.

The entrance hall leads to all the principle rooms with stairs to first floor and has a large built-in cloaks cupboard. The living room features a brick-built fireplace with large window to the front. The kitchen comprises a range of built-in units with space for appliances, window to the front and glazed door to garden to side.

Further to the rear of the property is the contemporary and spacious shower room with built-in linen cupboard and two windows to the side. There is also a double and single bedroom/study and a further room that could be used as a fourth bedroom or a dining room, with French doors to the garden and built-in cupboard.

Stairs from the hall lead to the first floor landing with study area, velux window and access to eaves storage area. A door leads to the impressive principal bedroom with two double built-in wardrobes and door to spacious ensuite bathroom comprising white suite with velux window.

To the front of the property is the driveway and leading down the side of the house is the spacious detached garage.

The rear garden comprises a decked terrace area with the remainder laid to level lawn.

- Detached Chalet Bungalow
- Three/Four Bedrooms
- Well Presented Throughout
- Modern Shower Room & Ensuite Bathroom
- Large Garden
- Driveway
- Garage
- Village Location
- Council Tax Band: E

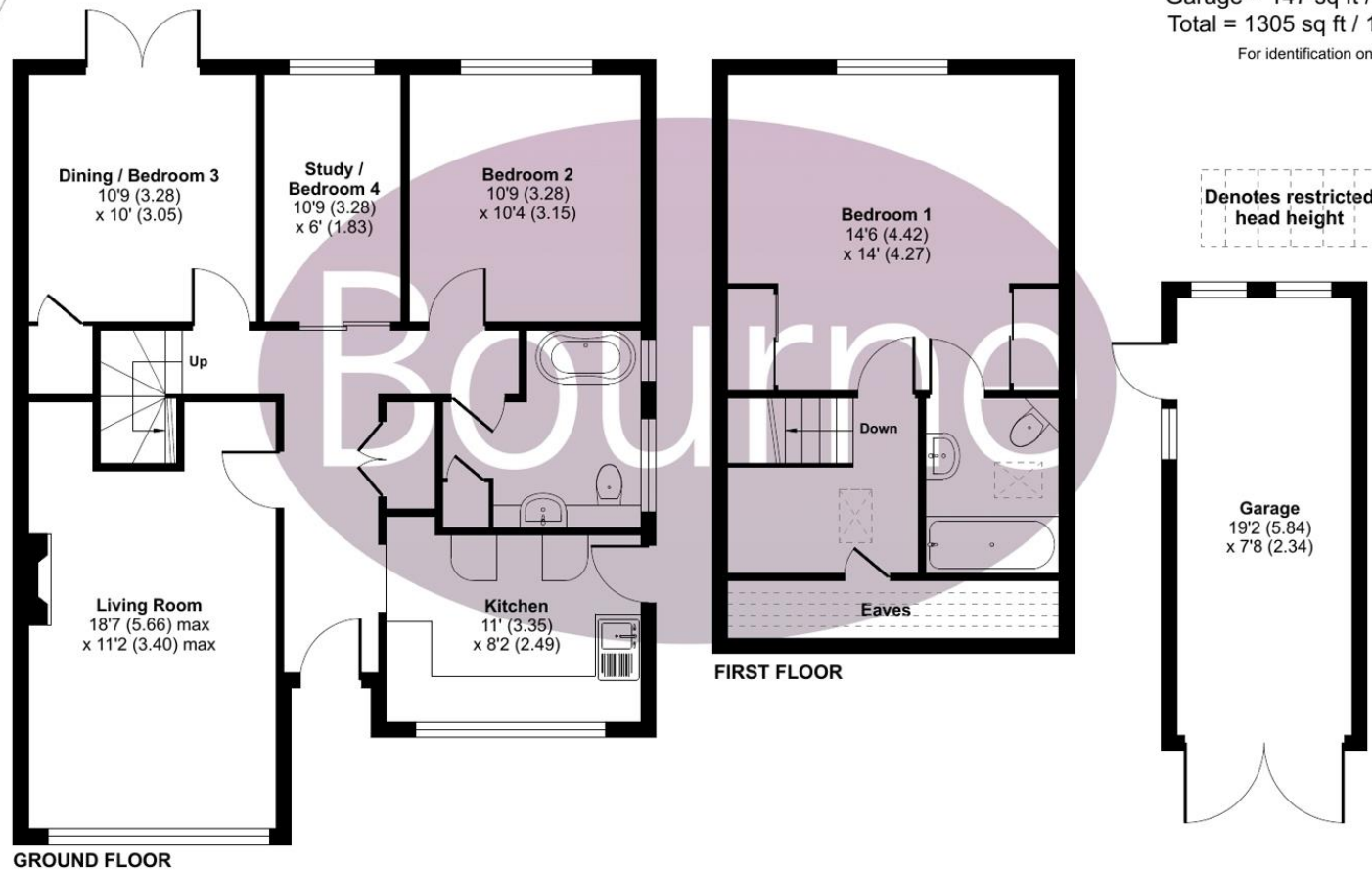


# Floorplan

## Orchard Close, Normandy, GU3

Approximate Area = 1117 sq ft / 103.7 sq m  
Limited Use Area(s) = 41 sq ft / 3.8 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 1305 sq ft / 121.1 sq m

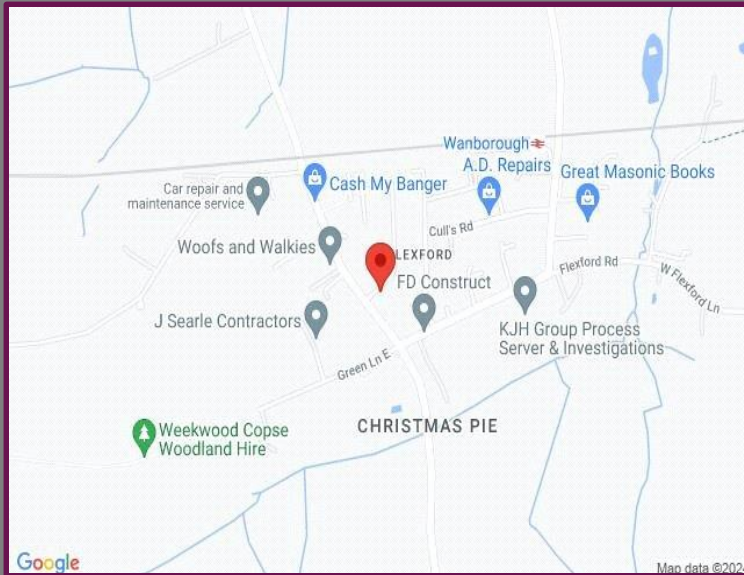
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Bourne Estate Agents. REF: 1110937

# Location

Orchard Close is a well located, popular cul-de-sac in Normandy, offering easy access to local amenities, well regarded local schooling (Wyke Primary school is 1 mile away), good road connections, and Guildford's nearby town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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