



ESTATE AGENTS



Elm Hill, Normandy, Guildford, Surrey, GU3 2JA

Offers in excess of £468,000

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Off the entrance hall you will find the downstairs shower room. Overlooking the private garden is the impressive living room with engineered oak flooring, double french doors to garden and a large, open, brick fireplace with multi-fuel stove and oak mantel. The spacious, fitted kitchen leaves room for a dining table and chairs and also leads to the garden. The ground floor also offers two large double bedrooms.

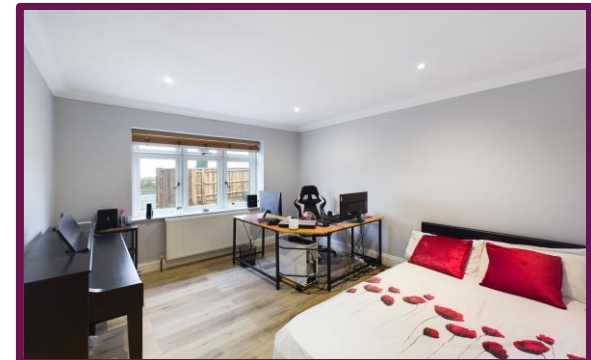
The first-floor benefits from a further double bedroom and ensuite with Velux windows, as well as substantial roof space and further eaves storage.

Externally, the property is approached by a fenced, brick driveway for several cars. The landscaped rear garden can be accessed via the side of the property, also leading to a large workshop with power and light.

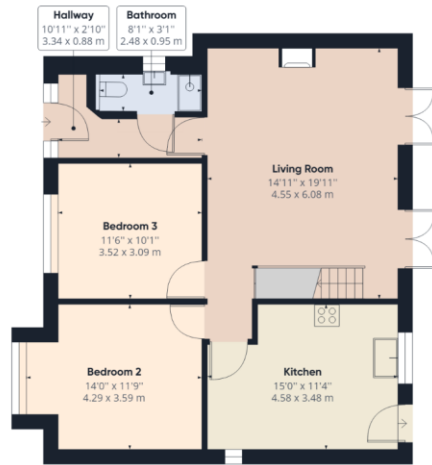
An internal viewing is highly recommended to appreciate this very well-presented chalet bungalow.

Council Tax Band C

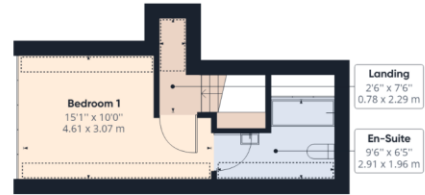
- 360° Virtual Tour
- Detached Chalet Bungalow
- Three Double Bedrooms
- Spacious Sitting Room
- Attractive Brick Fireplace
- Two Bathrooms (One Ensuite)
- Large Gated Driveway
- Landscaped Garden
- Semi-Rural Location
- Powered Workshop



Floorplan



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1138.64 ft²
105.78 m²

Reduced headroom

53.19 ft²
4.94 m²

(1) Excluding balconies and terraces

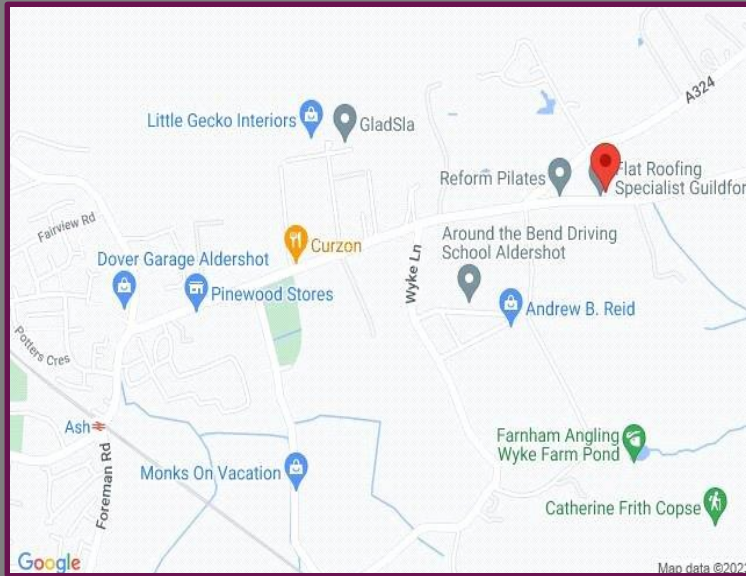
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Location

Situated on the edge of the pleasant, semi-rural hamlet of Normandy, immediately surrounded by countryside. Not far from Ash village.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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