



Glaziers Lane, Normandy, Guildford, Surrey, GU3 2ED

Offers in excess of £800,000

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A well-presented Five bedroom family home with driveway parking and large west facing rear garden.

The ground floor comprises an open plan living/dining room with a exposed brick open gas fire place which is a real feature of this large space within the home. The living room and dining room both have double doors leading to patio area and garden beyond. The kitchen is positioned at the front of the ground floor and comprises a range of fitted units and breakfast bar. Off the kitchen is the utility room with a door leading to the garden. The ground floor also comprises a downstairs bedroom with built in wardrobe and a shower room featuring corner shower, wc and basin. There is also a further room which could be used as a bedroom or a study area.

The second floor has four bedrooms, which all have built in wardrobes. Bedrooms one and two are double bedrooms, three and four are large single bedrooms. Also on this floor is the family bathroom featuring bath with shower over, wc and basin. The landing and family bathroom both have airing cupboards.

The large driveway to the front has space for several cars. The house has gated access on both side leading to the large rear west facing garden. The rear garden comprises of a large patio area with remainder of the garden laid to level lawn. To the rear of the garden is gated access of Culls road as well two large garden sheds.

- Detached Family House
- Modern Kitchen
- Open Plan Living/Dining Room
- Utility Room
- Separate Downstairs WC
- Large West-Facing Garden
- Driveway Parking
- Council Tax Band - E



Floorplan

Glaziers Lane, Normandy, Guildford, GU3

Approximate Area = 1466 sq ft / 136.1 sq m

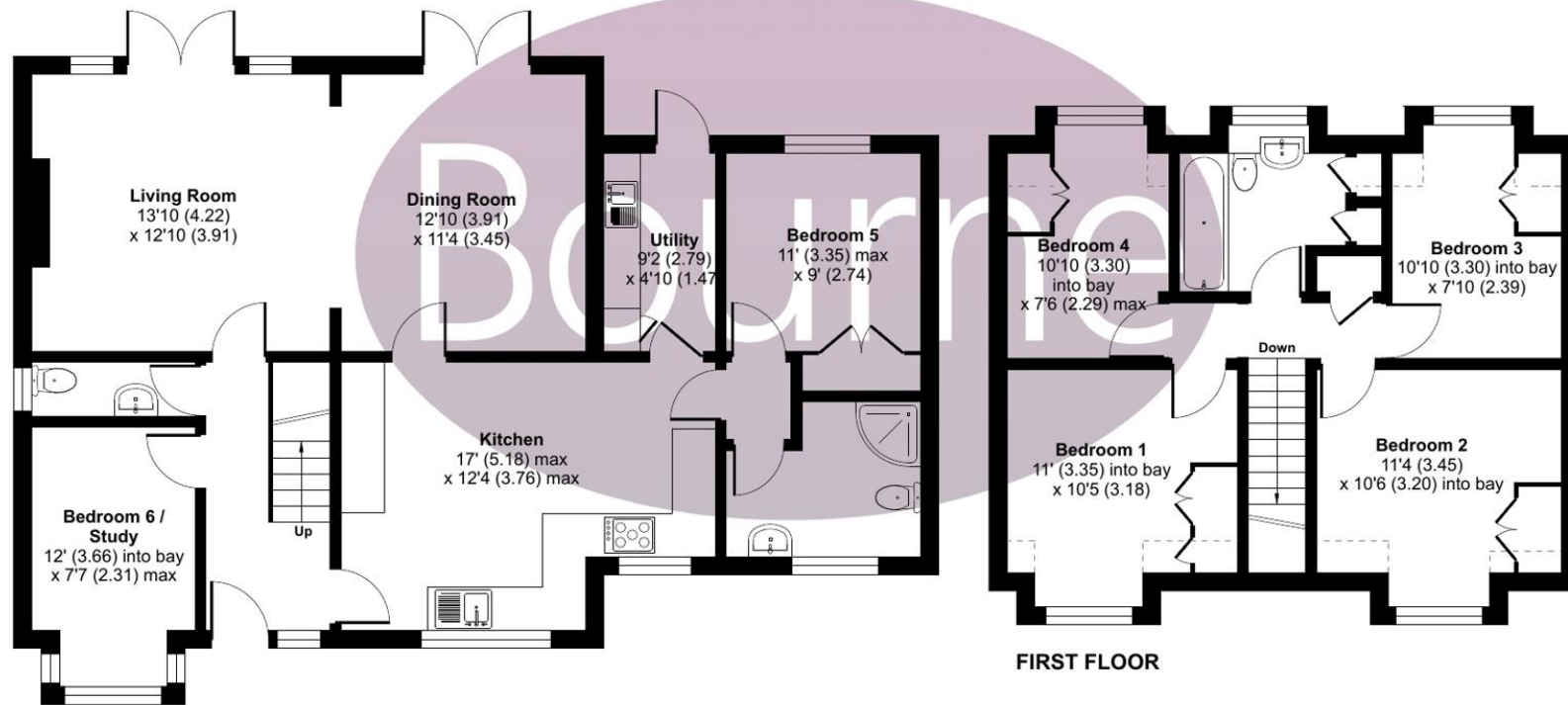
Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



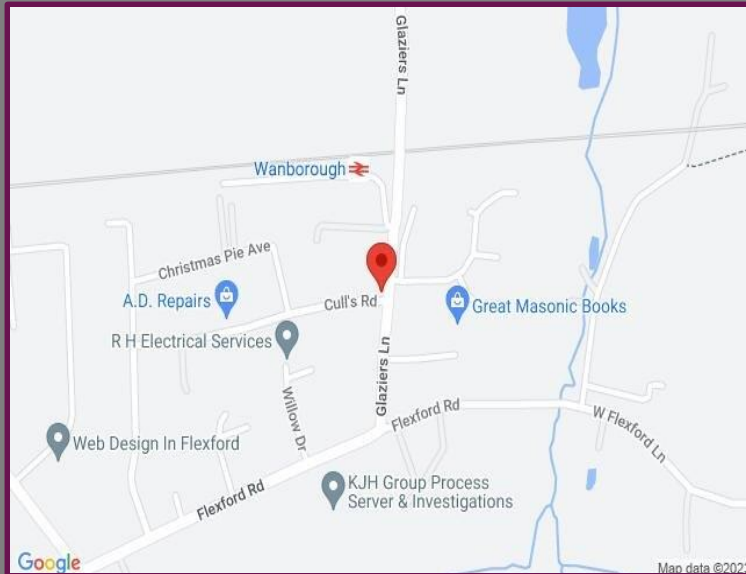
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 991760

Location

The property is located on Glaziers Lane in the centre of the popular village of Normandy and is within just a few hundred yards of Wanborough station. Guildford and Farnham town centres with their vast array of shops, restaurants and leisure facilities are both within approximately 5 miles, with the nearby A3 providing easy access to London and the South Coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	
	71	81

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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