



ESTATE AGENTS



Guildford Road, Normandy, Guildford, Surrey, GU3 2AU

Asking Price £585,000

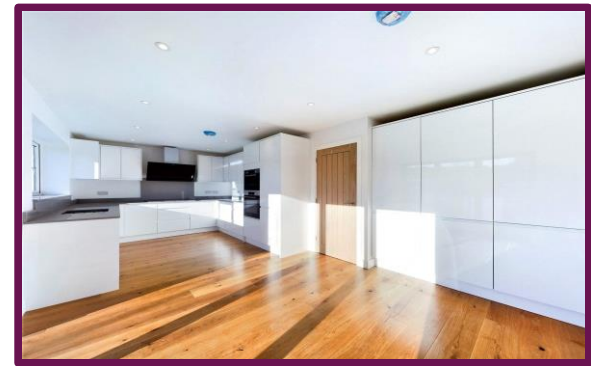
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This well presented three bedroom semi-detached home with large driveway parking and 100ft south facing rear garden - Built in 2022.

The property comprises entrance hall leading to large living room with bay window, downstairs W/C and open plan kitchen diner with access onto the large rear garden with patio area.

On the first floor there are two bedrooms, a modern bathroom and master bedroom with en-suite.

- New Build
- Three Bedrooms
- Open Plan Kitchen Diner
- Driveway
- Large Rear Garden
- Available Now
- Council Tax Band E



Floorplan



Ground Floor



First Floor

Approximate total area⁽¹⁾

1067.59 ft²

99.18 m²

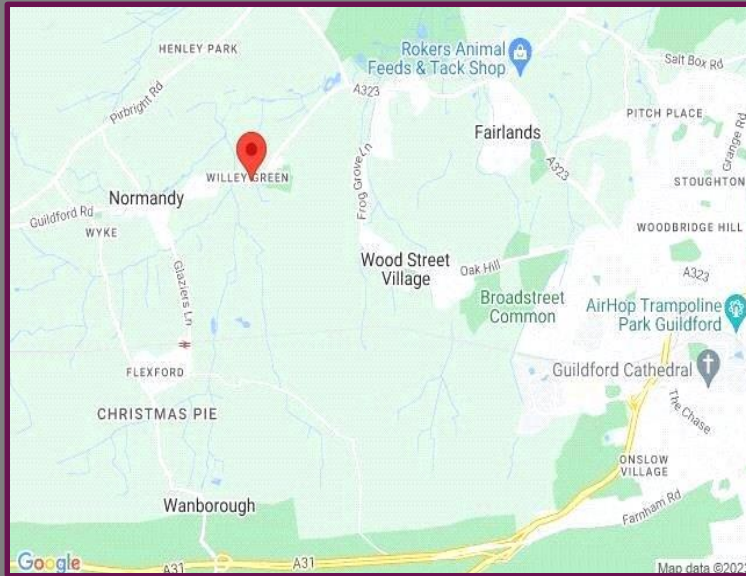
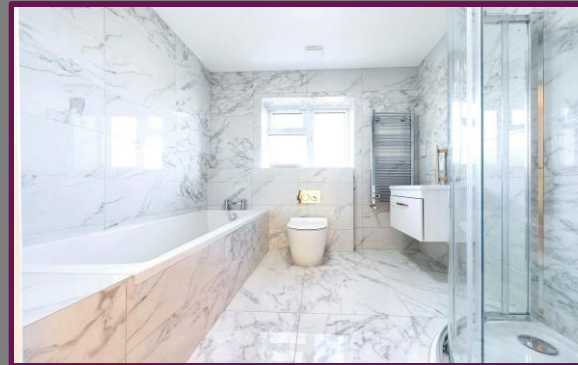
(1) Excluding balconies and terraces

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

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Location

Situated in Normandy area close to schools, public transport links, local shops and close to town centre.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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