



Guildford Road, Normandy, Guildford, Surrey, GU3 2HU

Offers in excess of £250,000

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A fantastic opportunity to purchase a rarely available plot of land with planning permission already approved for a stunning detached family home with off street parking, detached garage and private rear garden.

On the edge of the popular village of Normandy in the Elm Hill area, this is the chance of dreams to self build a house to your own specification of finish.

The detached home will offer 3 bedrooms, An en-suite shower room to the main bedroom along with a family bathroom.

Downstairs there will be a lovely kitchen / diner across the back of the house with access onto the garden, a separate utility space, downstairs WC and lovely main reception room and separate study.

Permission includes a detached garage to the side with of course parking to the front and a garden to the rear.

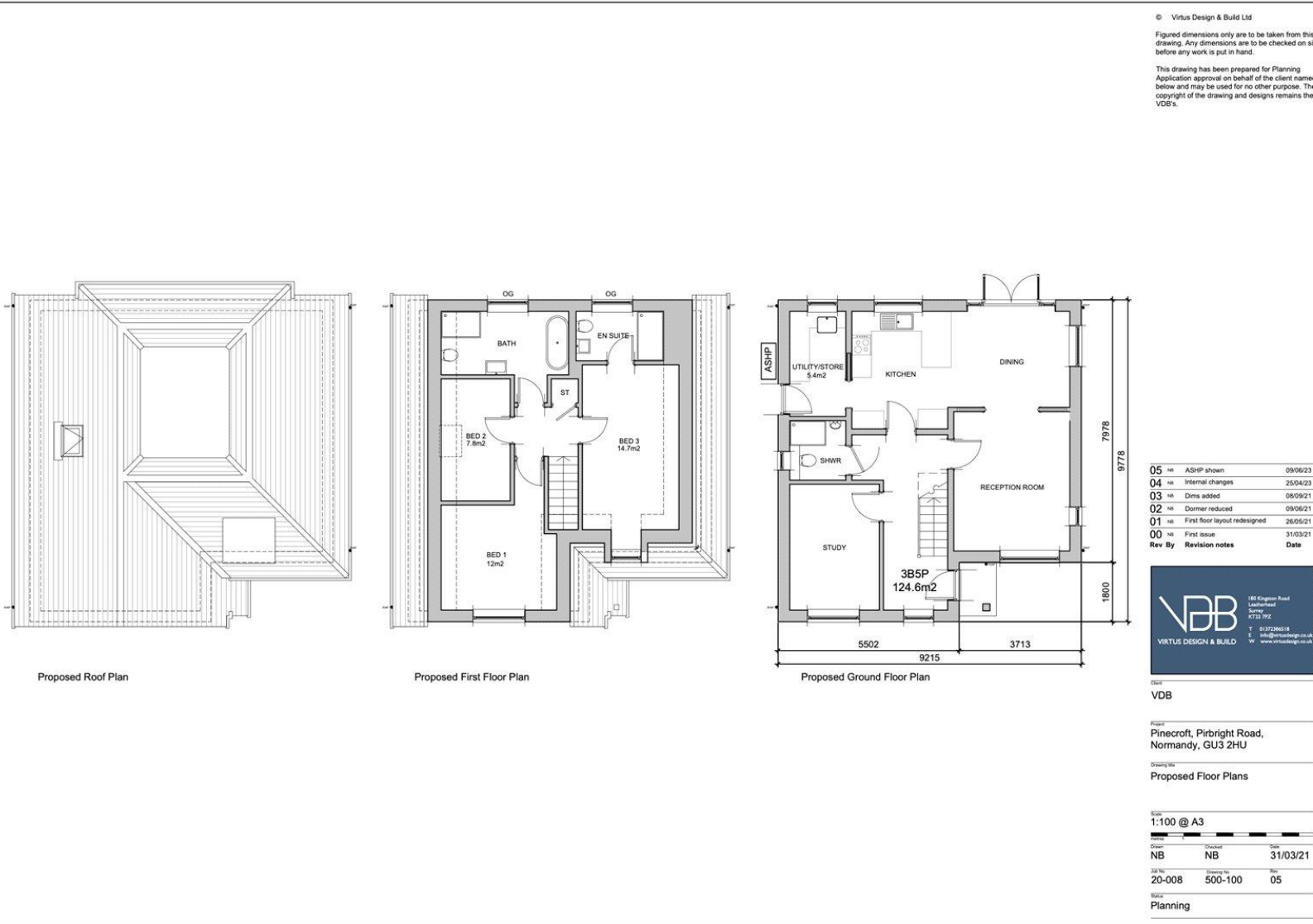
The Section 106 will be discharged and paid in full by the sellers.

Planning Reference 23/P/00726

- Plot of Land
- Planning Permission Granted
- Detached House
- 3 Bedrooms
- 2 Bathrooms
- Kitchen / Diner
- Detached Garage
- Parking
- Garden



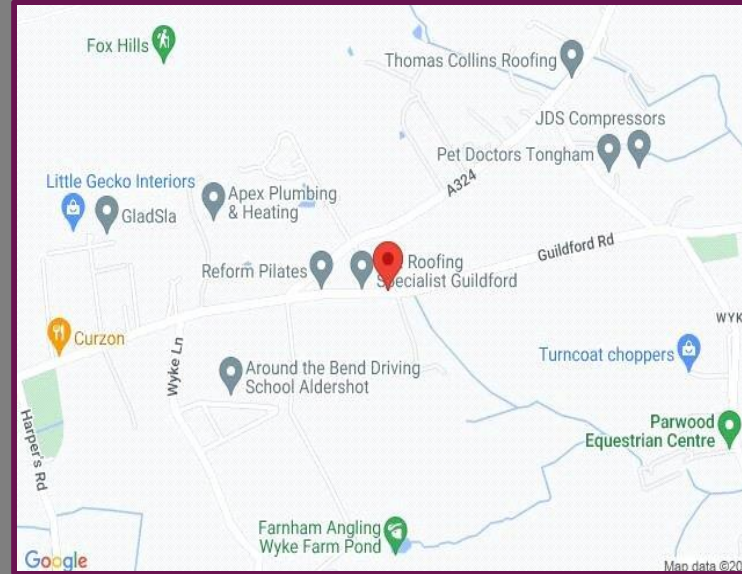
Floorplan



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 Figured dimensions only are to be taken from this drawing. Any dimensions are to be checked on site before any work is put in hand.
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Location

The land is located on Guildford Road in Elm Hill; within 0.75 mile of Ash Station and approx. 1.5 miles of Wanborough station and is within walking distance of the popular Wyke Primary School and close to the village of Normandy. 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.



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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