



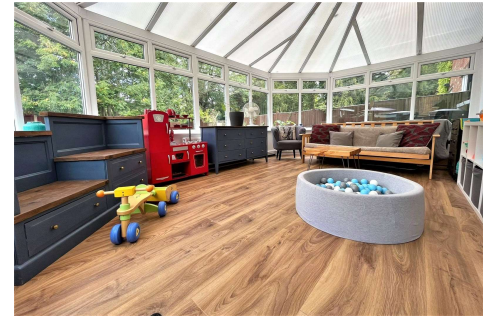
## Five Bedroom Semi-Detached House

**Westwood Lane, Normandy, Surrey, GU3 2JB**

**Price: £625,000**

- Five Double Bedrooms
- Semi Detached Family Home
- Generous Plot
- Potential for Further Extension/Improvement
- Cul-de-Sac Location
- Backing onto Open Fields
- Close to Wanborough Train Station
- EPC: D (65)





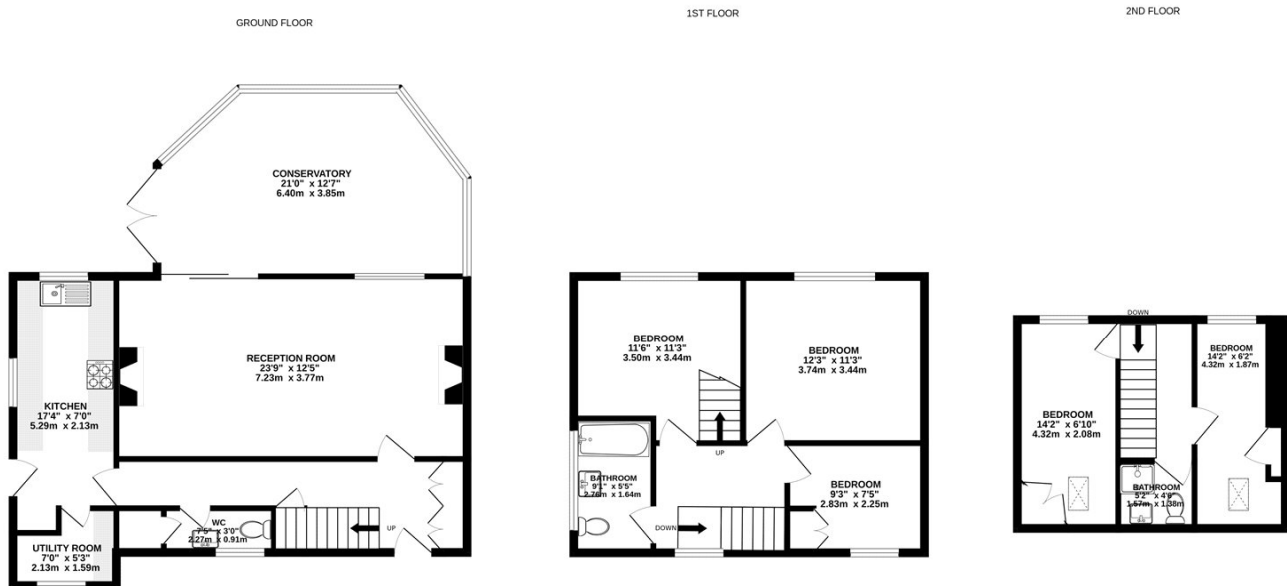
## Description

This incredible five double bedroom semi-detached family home is located in a peaceful cul-de-sac in the charming, semi rural village of Normandy. This home has been skilfully extended by the current owners to an incredible standard - now boasting outstanding living accommodation set over three floors. It sits on a generous plot with scope for further extension/improvement, which backs directly onto open fields and countryside. Offering a 22' living room, 19' conservatory and a modern kitchen - as well as a handy utility room and a downstairs cloakroom. On the first floor there are three double bedrooms and a modern family bathroom. On the top floor there are two further double bedrooms and a modern shower room. This great location is very close to Wanborough train station, with Guildford just a short drive away. You are also very close to the highly sought after Wyke Primary School. Viewings are highly recommended and by appointment only.

## Outside

To the front is a large driveway which is mainly laid to shingle and offers parking for multiple vehicles. There is gated access, which leads into the generous wrap around, landscaped garden - boasting a sunken decked area to the side of the house. This is accessed directly from the kitchen and is a perfect place for outside entertaining - enjoying lots of lovely direct sunshine. This leads onto an area which has been laid to decorative stone and includes a superb, brick built firepit - another place the current owners enjoy relaxing in the evenings. There is a generous section of well kept lawn with mature borders. The garden is fully enclosed by smart wood panel fencing and benefits from a gate, which gives access directly onto the beautiful open fields.

## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TO ARRANGE A VIEWING PLEASE CONTACT:  
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