



## Three Bedroom Detached House

**Pirbright Road, Normandy, Surrey, GU3 2HU**

Guide Price: £800,000

- Detached Three Bedroom House
- Large Plot
- Current Planning Permission in Place to Extend
- Driveway Parking for a Number of Vehicles
- Normandy Village Location
- Additional Land to Purchase upon Request
- No Chain
- EPC: D (66)





## Description

**\*\*NO CHAIN\*\*** Located within the popular village of Normandy, and within walking distance to the local rail station, is this spacious three bedroom detached house - set on an extraordinary plot with opportunity to develop and extend, subject to planning. The ground floor benefits from two separate large reception rooms, whilst the living room boasts doors which lead out into the garden. There is also a cloakroom and a spacious kitchen, with plenty of cupboard and work top space - alongside a rear door which leads out into the garden. Upstairs benefits from three good size double bedrooms with built in storage, a bathroom suite and a separate cloakroom. Benefits include agreed planning permission, which will add an additional bedroom with en suite, a utility room and will add overall square footage. There is also additional land, with the opportunity to purchase on request. Give us a call today to book your viewing!  
Planning permission reference - 13336765.

## Outside

Outside boasts a large plot, a driveway for a number of vehicles and additional land to purchase upon request. The property further benefits from being situated within 5 acres of fields within the green belt and the specially protected 400 metre zone.

## Floorplan

GROUND FLOOR



1ST FLOOR



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:**  
Tel: **01252 361550** or Email: **info@bridges.co.uk**



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