



Three Bedroom Semi-Detached House

Guildford Road, Normandy, Guildford, Surrey, GU3 2BP

Price: £475,000

- Three Bedroom Semi-Detached House
- Garage and Off Road Parking
- Generous Rear Garden
- Sought After Normandy Location
- Kitchen/Breakfast Room
- En Suite and Family Bathroom
- Downstairs Cloakroom
- EPC: C (77)



Description

Set in the sought after hamlet of Normandy, this attractive three bedroom, two bathroom semi-detached home offers generous and well balanced accommodation, perfectly suited for modern family living. With a sunny south facing garden, garage, and allocated parking, the property is ideally positioned less than a mile from Wanborough station and only four miles from the historic town of Guildford. Surrounded by open countryside, it also benefits from numerous nearby walking routes.

Upon entering, you are welcomed into a bright hallway with a contemporary downstairs cloakroom and stairs rising to the first floor. To the front, a stylish kitchen/breakfast room is fitted with an extensive range of modern units and integrated appliances, including an oven, grill, microwave, and hob. A recently updated boiler ensures efficiency, and there is space for additional appliances, as well as a breakfast table set beneath a generous front facing window.

At the rear, the spacious reception room is filled with natural light, offering clearly defined sitting and dining areas, and features sliding patio doors that open directly onto the garden perfect for al fresco dining.

Upstairs, the landing provides access to a built-in airing cupboard and a part-boarded loft with pulldown ladder. The principal bedroom enjoys two front facing windows, a full wall of built-in wardrobes, and a sleek en suite shower room. Two further bedrooms and a stylish, modern family bathroom complete the first floor.

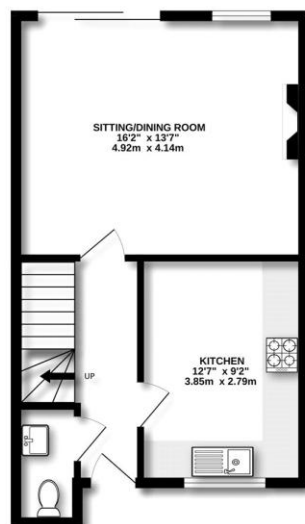
Outside

Outside, the private south facing garden boasts a paved terrace ideal for outdoor dining, alongside a neatly maintained lawn. A rear door leads directly into the garage, while a gate provides access to the allocated parking space and further gated access to the front of the property.

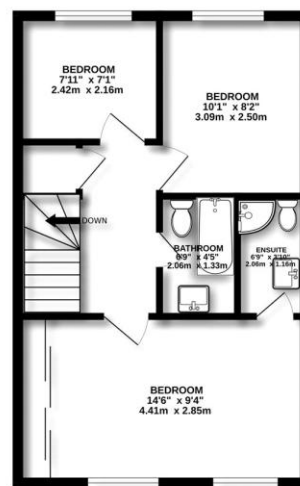
To view the Material Information Certificate for this property please click [Here](#) or contact us to request a copy.

Floorplan

GROUND FLOOR



1ST FLOOR



TO ARRANGE A VIEWING PLEASE CONTACT:
Tel: **01252 361550** or Email: **info@bridges.co.uk**



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.