



Glaziers Lane, Normandy, Guildford, Surrey, GU3 2DG

£400,000

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This fully refurbished immaculately presented two double bedroom house features a modern kitchen, bathroom and cloakroom and is situated on a good size corner plot in the popular hamlet of Normandy within walking distance of Wanborough station and just a couple of miles from Guildford itself.

The front door opens into the hall with a modern downstairs cloakroom and stairs to the 1st floor with understairs storage.

To the front is the brand-new kitchen with an extensive range of modern units with built-in oven, grill, induction hob, dishwasher and space for further appliances, window to the front and door to side out to the garden. To the rear is the bright reception room with separate dining and sitting areas; French doors lead out to patio area of the rear garden.

The 1st floor landing has a built-in airing cupboard and access above via pull-down ladder to the part-boarded loft with light. To the front is the extended main bedroom with two windows, built-in wardrobes with sliding doors and a dressing area to the side. Also on this floor is a double bedroom with window to the rear as well as a brand-new modern family bathroom comprising of bath with shower above, WC, wash hand basin, heated towel rail and window to the rear.

The recently landscaped garden comprises a patio area to the rear with the remainder laid to level artificial lawn wrapping around the side of the property with gated access leading to front of the house. To the front of the property is the driveway and garage.

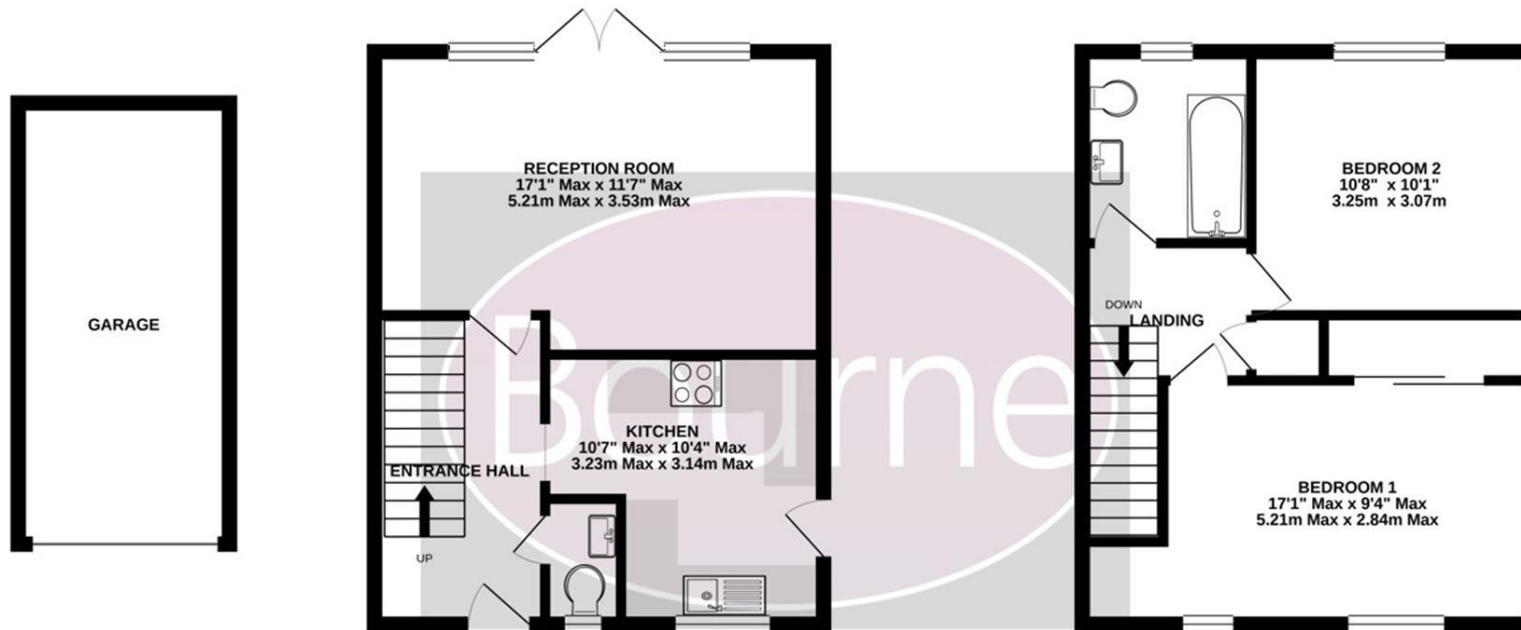
- Two Double Bedrooms
- Reception Room
- Brand New Kitchen
- Brand New Bathroom
- Downstairs Cloakroom
- Immaculately Presented
- Corner Plot Garden
- Parking & Garage
- Village Location
- Less than a Mile from Station



Floor Plan

GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



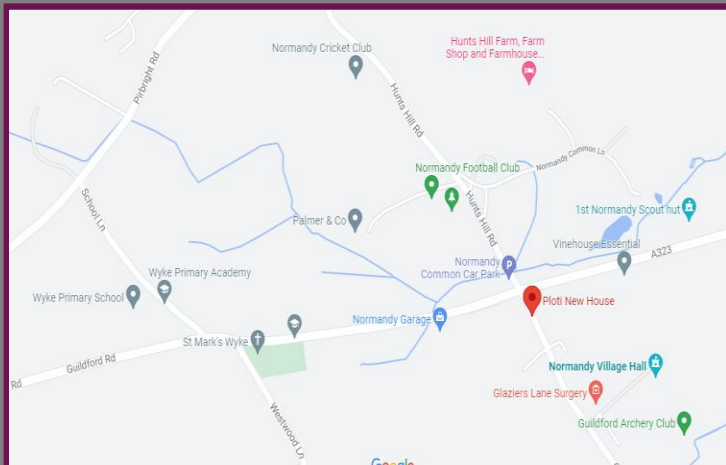
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TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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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Location

Glaziers Lane is located in the popular village of Normandy and this property is within a mile of Wanborough station with the local doctor's surgery, village hall and children's playground just around the corner. Guildford, Farnham and Woking town centres with their vast array of shops, restaurants and leisure facilities are all within approximately 5 miles, with the nearby A3 providing easy access to London and the south coast.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	50 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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