

Bourne

ESTATE AGENTS



Normandy, Guildford

£500,000



# Normandy, Guildford

A stunning and beautifully presented detached chalet bungalow with three double bedrooms, large reception room, kitchen/dining room and conservatory with landscaped west facing garden, extensive parking and detached garage situated at the end of a residential cul-de-sac in the popular village of Normandy, between Guildford and Farnham, and offered with a complete chain above.

The covered porch leads to the front door opening to the spacious hall with stairs to 1st floor suite and under stairs cupboard.

To the front is a double bedroom with ensuite shower room comprising white suite with heated towel rail and frosted window to side. There is a further double bedroom to the front; currently used as office/sitting room. To the rear is the impressive reception room with feature fireplace and wall of folding doors to rear opening to the stunning conservatory with views over the delightful gardens with French doors to side.

Also to the rear of the house is the spacious double aspect kitchen/dining room with French windows and glazed door to rear and window to side. There is an extensive range of fitted units with built-in fridge/freezer and space for further appliances, central island with integral breakfast bar and ample space for dining table and chairs.

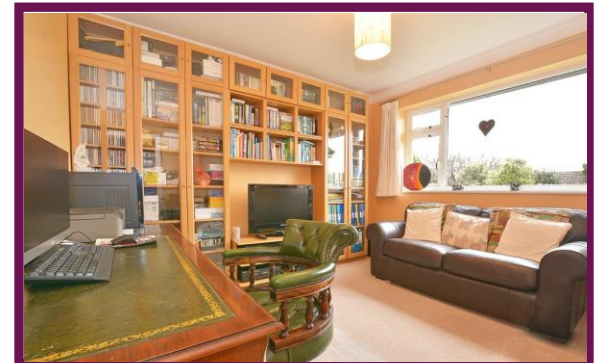
Also off the hall is the spacious guest/family bathroom comprising a white suite with heated towel rail and frosted window to side.

Stairs from the hall lead to the 1st floor landing with velux skylight and door to a double bedroom with window to rear, eaves storage and two further double built-in wardrobes to eaves. A door to the rear leads to an ensuite cloakroom with velux window to side, wc and wash hand basin and large airing cupboard housing the hot water system.

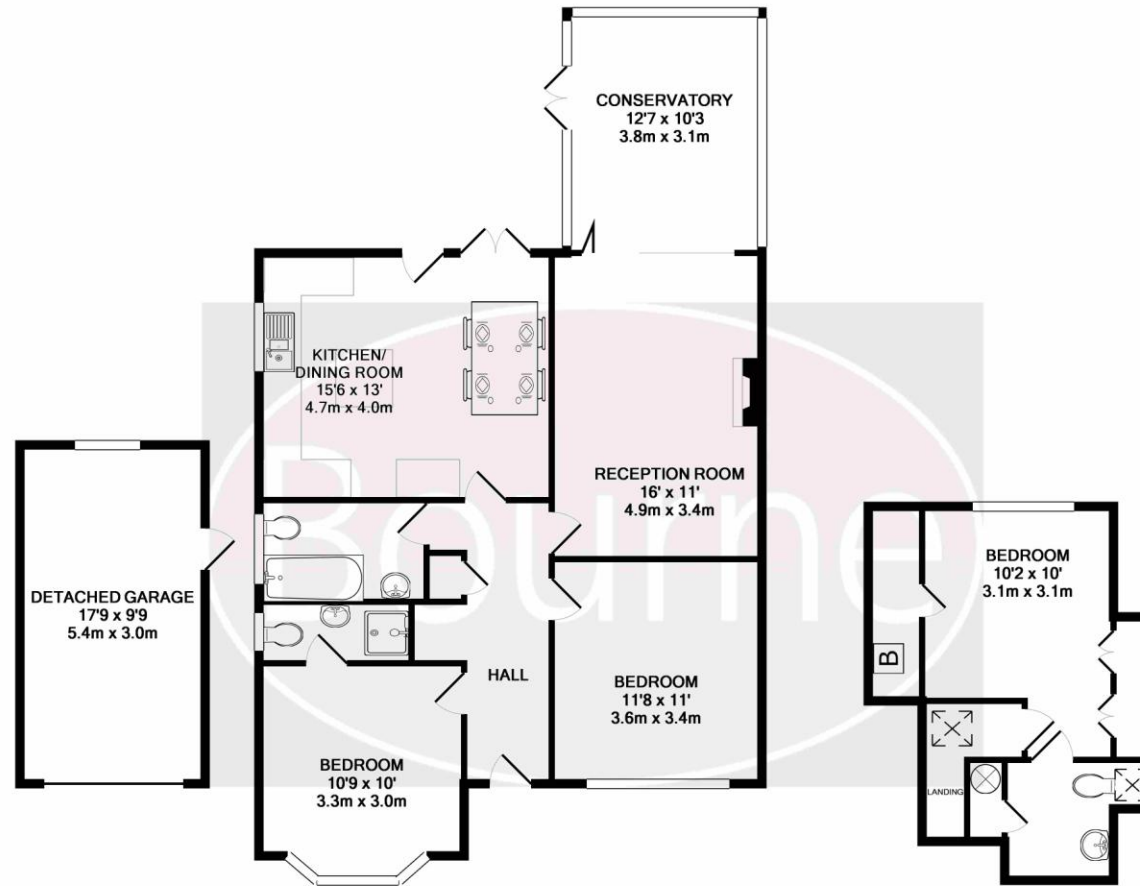
Outside to the front of the property is a landscaped lawn with circular flower beds to centre with attractive rockery to rear corner and gated pedestrian access to the rear garden. The extensive block-paved drive provides parking for at least 4 cars and leads to a large single detached garage with power & light. Double gates to the side lead to the rear garden.

The West-facing landscaped rear garden comprises a further gravelled parking & turning area, with a substantial timber shed with power & light to the rear. A decked terrace with external power points leads from the conservatory and kitchen to the rear of the property with the remainder of the garden laid to level lawn with water feature to one corner and further timber garden shed to side. With mature shrubs and flower bed borders, this garden provides an excellent degree of seclusion and privacy with minimal maintenance.

- Detached Chalet Bungalow
- Three Double Bedrooms
- Two Bathrooms
- 15'6 Kitchen/Dining Room
- 16' Reception Room
- Stunning Conservatory
- Ample Parking & Detached Garage
- Immaculate Condition Throughout
- Cul-de-Sac Location
- West-Facing Landscaped Garden



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 1081 SQ.FT.  
(100.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 237 SQ.FT.  
(22.0 SQ.M.)

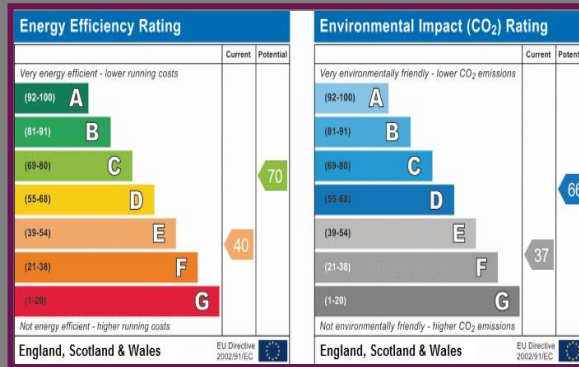
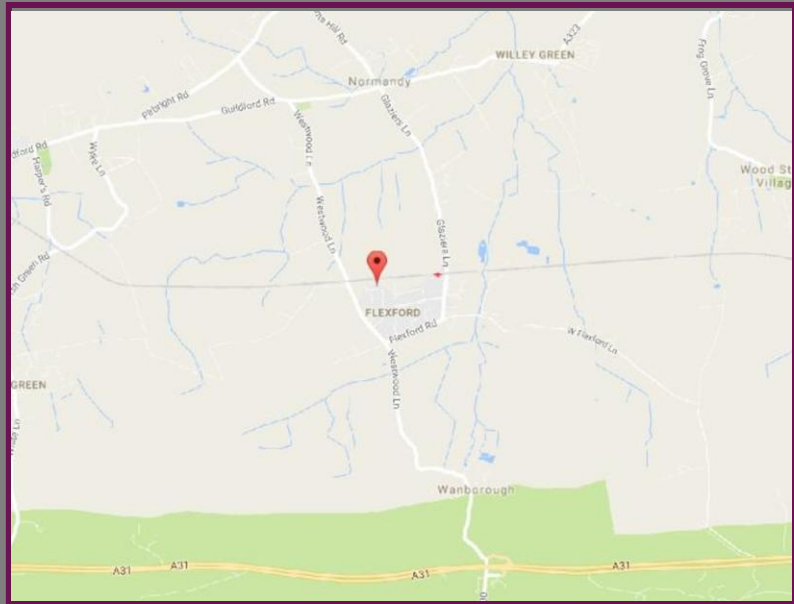
FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 1319 SQ.FT. (122.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

The property is situated at the very end of Orchard Close, a residential cul-de-sac just off Westwood Lane, located in the popular village of Normandy and this property is within about ¼ mile of Wanborough station with the local doctor's surgery, village hall and children's playground nearby. 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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