



# 13 Pirbright Road, Normandy, Guildford, Surrey. GU3 2AG

- Must Be Seen
- Scope To Extend (STP)
- Three Bedrooms
- Two Reception Rooms
- Fantastic Garden
- Parking
- Gas Central Heating
- Kitchen Breakfast Room



### PROPERTY DESCRIPTION

Situated in a semi rural location this charming Victorian cottage comes to the market with scope to extend (STP) The ground floor benefits from two separate reception rooms, kitchen/Breakfast room, useful pantry and bathroom with separate w.c The first floor boasts two double bedrooms and a third double bedroom on the second floor loft conversion. Further benefits include gas central heating and an efficient wood burning stove, parking and a detached garage. The fantastic rear garden is approx 300ft long which includes a small paddock and a timber outbuilding/stable. To fully appreciate the accommodation and potential viewings are highly recommended.



## ROOM DESCRIPTIONS

---

### Ground Floor

#### Sitting Room

Front and side aspect window, radiator, door to:

#### Dining Room

Side aspect window, feature fireplace, radiator, door to

#### Kitchen/Breakfast Room

Range of eye and base level units, space for appliances, side aspect window, work top, door to useful pantry, door to:

#### Bathroom

Rear aspect window, panel enclosed bath, wash hand basin.

#### Separate W.C

Rear aspect window, low level w.c

### First Floor

#### Landing

Side aspect window, stairs to second floor.

#### Bedroom

Front aspect window, radiator, fitted cupboard.

#### Bedroom

Rear aspect window, radiator

### Second Floor

#### Bedroom

Rear aspect window, velux style window, radiator.

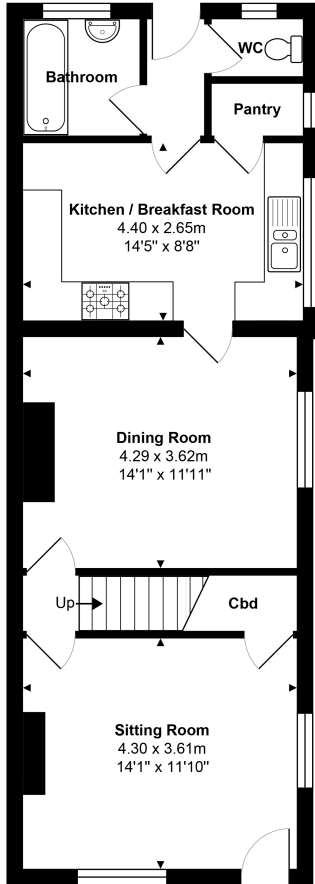
### Outside

#### Garden

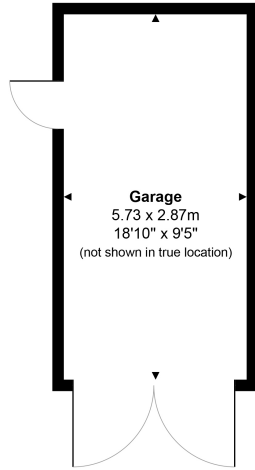
In our opinion a fantastic feature of this property. Patio area leading to large garden of approx 300ft long with shrub borders including a small paddock and timber outbuilding/stable. The garage is accessible both from the drive and patio.



# FLOORPLAN

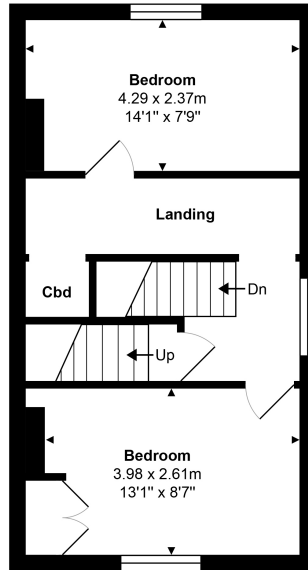


**Ground Floor**  
Approx. Gross Internal Area 57.3 m<sup>2</sup> ... 617 ft<sup>2</sup>

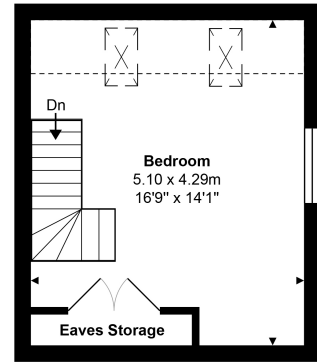


Total Approx. Gross Internal Area 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)

- Denotes reduced head height



**1st Floor**  
Approx. Gross Internal Area 36.0 m<sup>2</sup> ... 387 ft<sup>2</sup>



**2nd Floor**  
Approx. Gross Internal Area 21.8 m<sup>2</sup> ... 235 ft<sup>2</sup>