



Vaglefield, 85 Glaziers Lane, Normandy, Guildford, Surrey. GU3 2DF.
Guide Price £485,000



Description

A charming 3-bedroom semi-detached home situated on a generous plot of approximately 0.13 acres, offering excellent potential to extend (subject to planning permission). The property features a spacious and well-configured layout, perfect for family living, along with the opportunity for further development. Located in the desirable village of Normandy, this home is within easy reach of local amenities, good schools, and transport links, making it ideal for both convenience and future growth.

The ground floor includes two reception rooms, providing flexible living spaces for a lounge, dining area, or even a home office. The kitchen/breakfast room is spacious, with a breakfast bar, creating the perfect hub for everyday living. A family bathroom is conveniently located on the ground floor. Upstairs, the property benefits from three good-sized bedrooms, ideal for a growing family or as a guest room and study space. The interior offers excellent potential for modernisation and improvement, allowing you to put your own stamp on the property.



The house is set on a good-sized plot of approximately 0.13 acres, providing a private and spacious garden with plenty of room for outdoor entertaining, gardening, or possible extension (subject to planning). The large detached garage with an attached carport provides excellent storage and vehicle parking options, while the large driveway can comfortably accommodate multiple vehicles. Located on the sought-after Glaziers Lane in the peaceful village of Normandy, this home enjoys a serene setting while remaining well-connected. Local shops, schools, and amenities are within easy reach, and the property offers easy access to Guildford, Farnham, and major road networks. Normandy is also surrounded by beautiful countryside, perfect for outdoor enthusiasts and families looking for a tranquil lifestyle.

Material Information. Gas fired heating (Combi boiler), Upvc double glazing, Traditional construction, Mobile signal likely outside with all providers, ultrafast broadband available. Planning Granted 22/P/00174 - Proposed erection of five detached two storey dwellings with associated parking and landscaping, following demolition of the existing farm buildings/stables, structures and hard standing, at the rear of Vaglefield Farm.

Directions

GU3 2DF

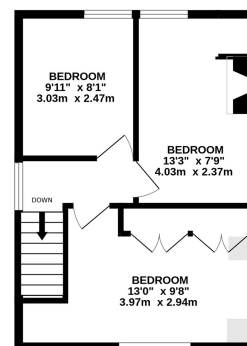
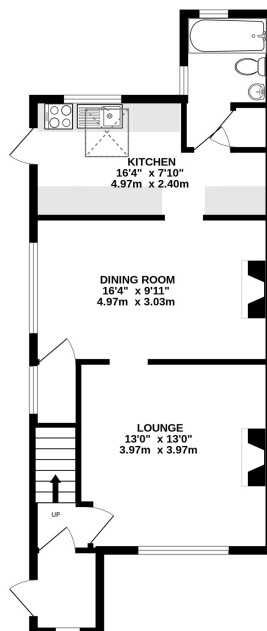
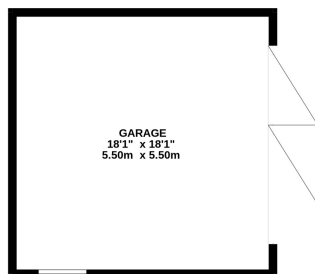
Local Authority

Guildford
Band D



GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	59	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Disclaimer: For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

