



Pirbright Road | Normandy | Guildford | GU3 2AG

Offers In Excess Of ~~£599,000~~ £475,000

Waterford's W
Residential Sales & Lettings

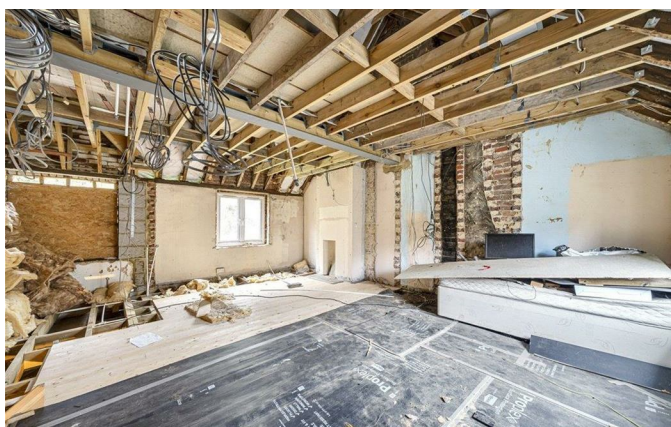
Pirbright Road | Normandy
Guildford | GU3 2AG
Offers In Excess Of £475,000

OPEN HOUSE EVENT. SATURDAY 22nd JUNE. An interesting opportunity to complete a partly refurbished cottage with a generous plot, outbuilding and plentiful parking.

- Semi detached cottage
- Two to three bedrooms
- Sizeable plot
- Modern kitchen
- Two reception rooms
- Cottage/outbuilding
- Substantial parking
- Guildford Borough Council band D

DESCRIPTION

Set in a semi rural location close to woodland is this rarely available generous size older style semi detached home that has been partially modernised by the current owners and now presents an opportunity to complete and potentially enlarge subject to planning



UNDER OFFER -
SIMILAR
REQUIRED

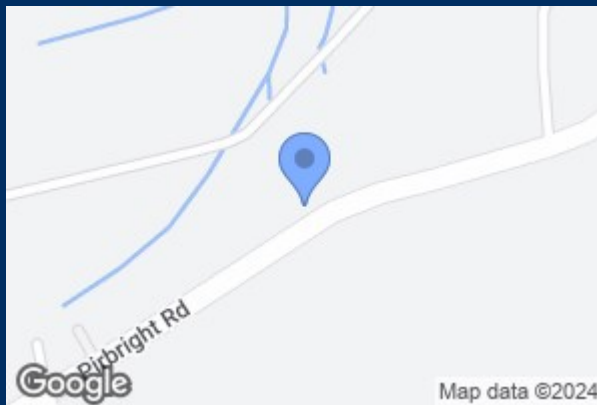


permission.

The home offers a substantial plot with parking off road for several vehicles. Furthermore there is a small detached single storey cottage to the rear of the garden that could be used as an annex or as a source of income through its rental.

A private and fully enclosed generous size plot that is largely laid to lawn with driveway parking providing access to rear covered parking space.

Pirbright Road can be found on your right hand side shortly after the garage and then off the mini roundabout when leaving Pirbright village in the direction of Guildford. Alternatively from Ash Vale / Normandy direction Pirbright Road will be found off the Guildford Road.



Pirbright Road, Normandy, Guildford, GU3

Approximate Area = 978 sq ft / 90.8 sq m

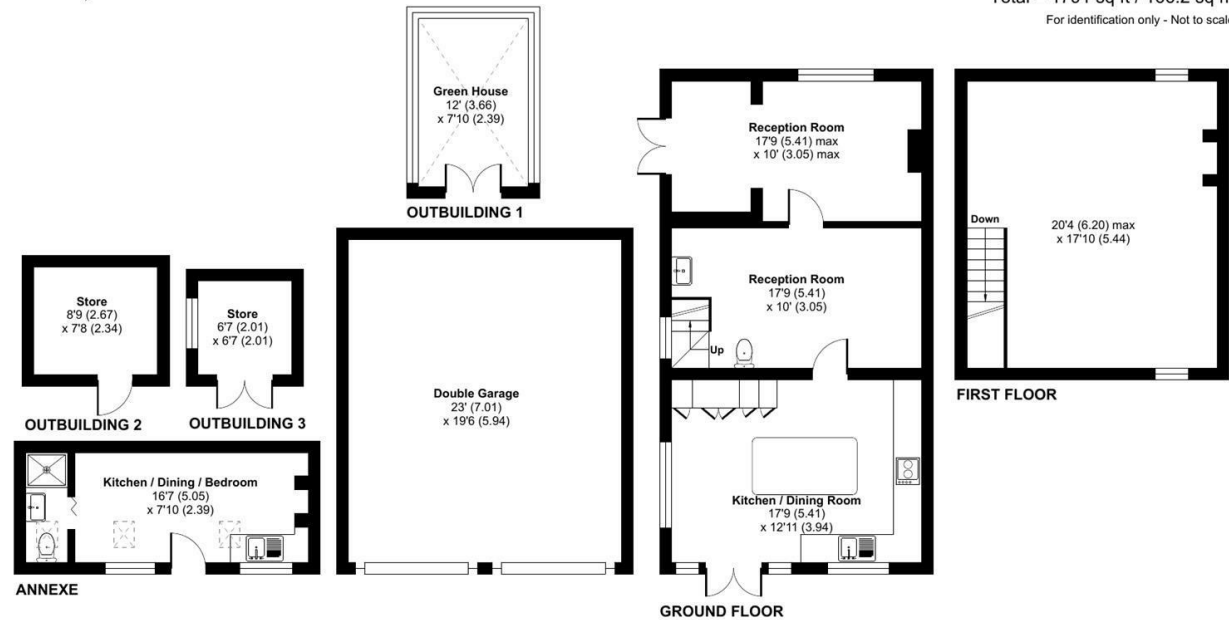
Annexe = 158 sq ft / 14.6 sq m

Garage = 449 sq ft / 41.7 sq m

Outbuildings = 206 sq ft / 19.1 sq m

Total = 1791 sq ft / 166.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Waterfords. REF: 1060863



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (12 plus) A | | | 92 |
| (11-11) B | | | |
| (10-10) C | | | |
| (5-8) D | | 55 | |
| (3-4) E | | | |
| (1-2) F | | | |
| (1-2) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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