



Elm Hill, Normandy, Guildford GU3 2JA

£2,250 PCM

Luff
ASSOCIATES
letting specialists



Elm Hill,
Normandy, Guildford, GU3 2JA

£2,250 PCM

- Detached chalet bungalow
- Conservatory
- Two bathrooms
- In/out driveway for two cars
- Spacious living room
- Three double bedrooms
- Generous garden
- Recently refurbished



Description

Luff Associates are delighted to offer this three bedroom detached chalet bungalow, located on Elm Hill, Normandy. Having been recently refurbished, this family home boasts bedrooms and bathrooms on the ground and first floor as well as a generous rear garden making it an ideal home for families.

On the ground floor accommodation comprises a spacious living room, large open plan kitchen and conservatory, with two small double bedroom, and shower room. The first floor comprises the master bedroom with fitted wardrobes and ample eaves storage but does have some restricted headroom in places, also on this floor is the second bathroom.

The property comes with an in/out driveway providing off-road parking for up to two vehicles. To the rear is a generous garden that is mainly laid to lawn and comes with a gardener to visit the property approximately once a month.

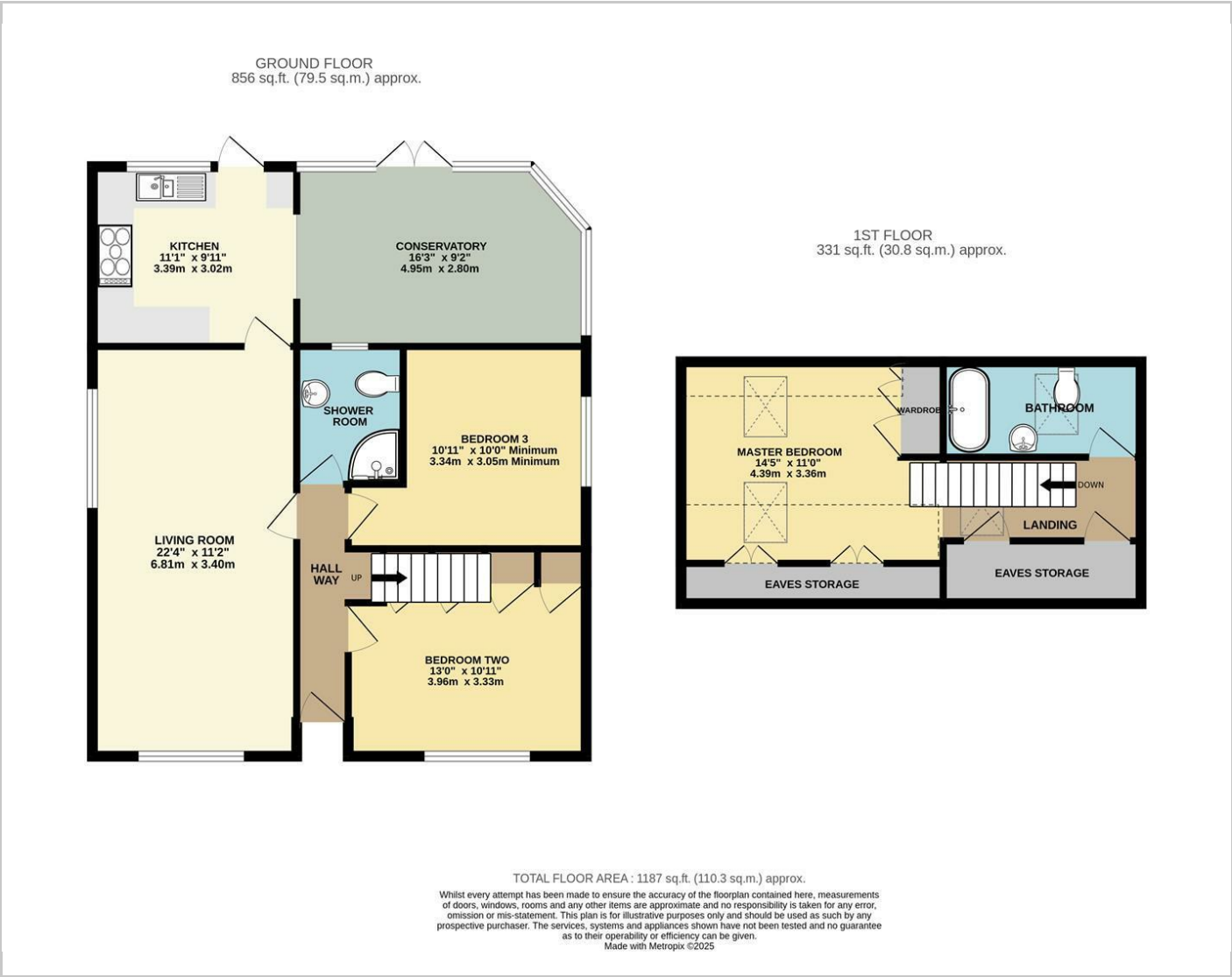
Unfurnished and available 5th January 2026
Pets considered on a case by case basis.

Council tax band: E
EPC rating: TBC
Minimum tenancy length - 12 months with a 6 month break clause

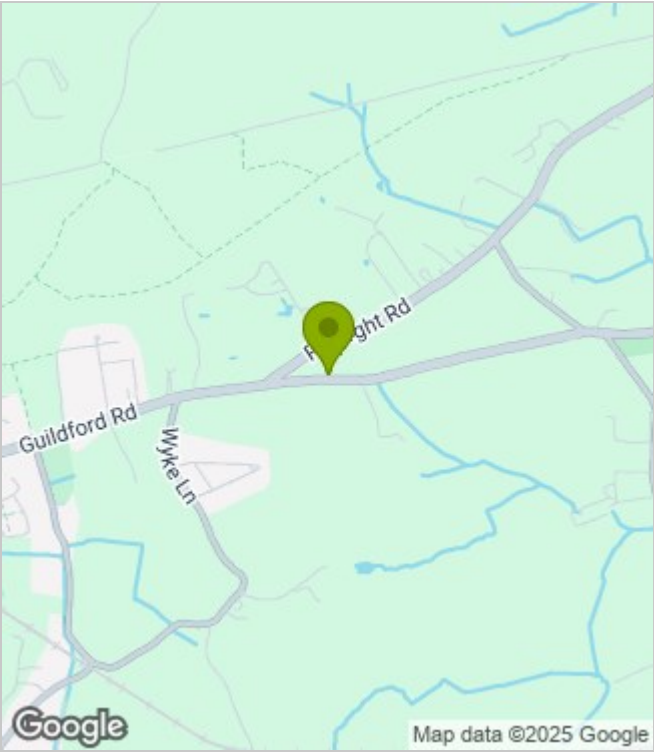
Deposit = 5 weeks rent - £2596
First Months rent - £2,250
Holdina deposit - £519 (will be deducted from the



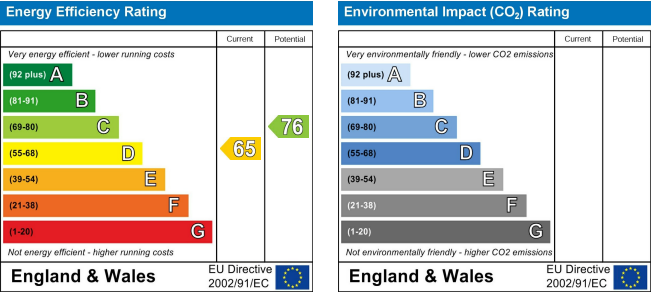
Floor Plans



Area Map



Energy Performance Graph



In partnership with

LUFF & WILKIN

sales 01252 838 899

Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained