



Elm Hill, Normandy, Guildford GU3 2JA

£2,150 PCM

**Luff**  
ASSOCIATES  
letting specialists



Elm Hill,  
Normandy, Guildford, GU3 2JA

**£2,150 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 but also has a raised decking area.

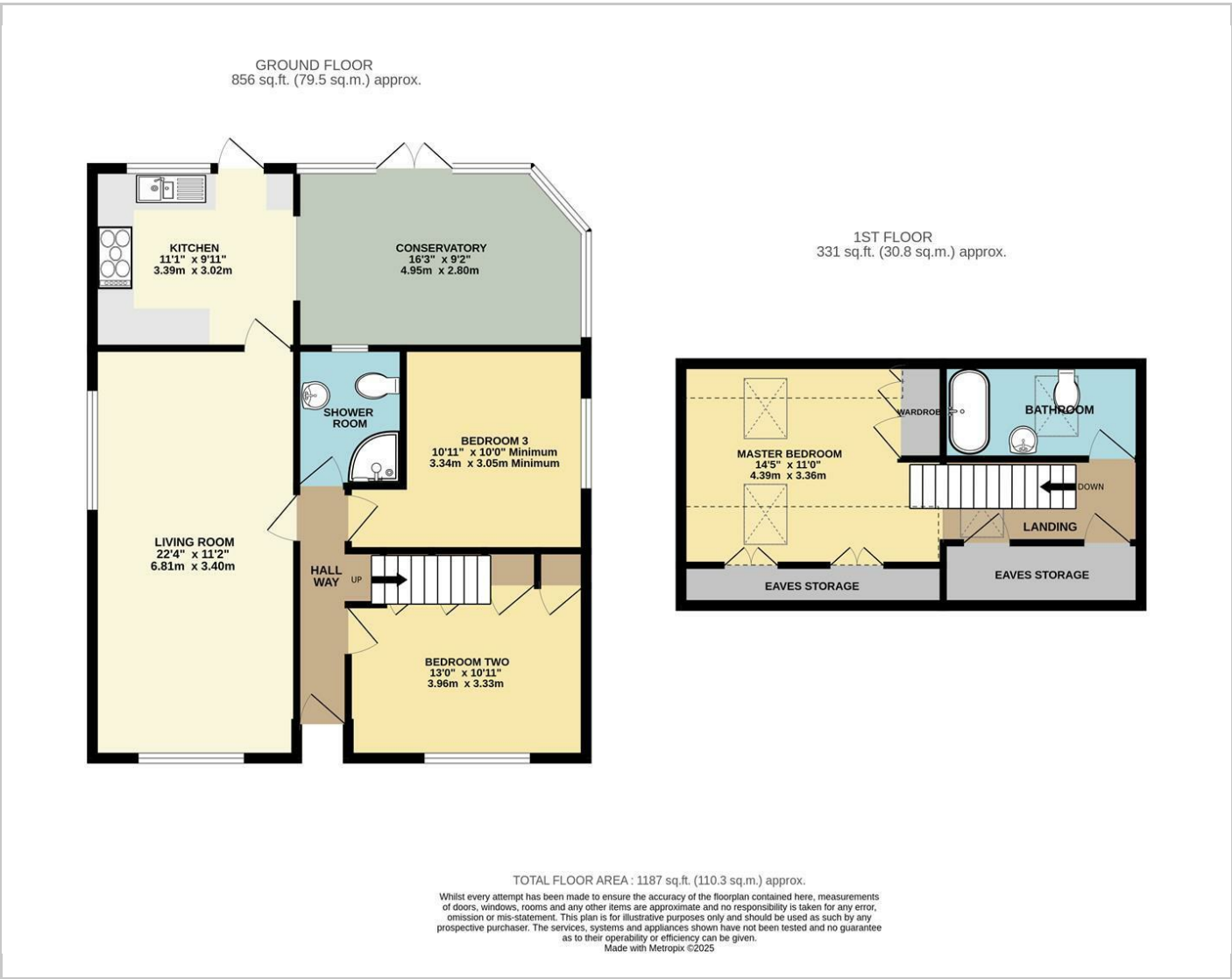
Unfurnished and available immediately  
Pets considered on a case by case basis.

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

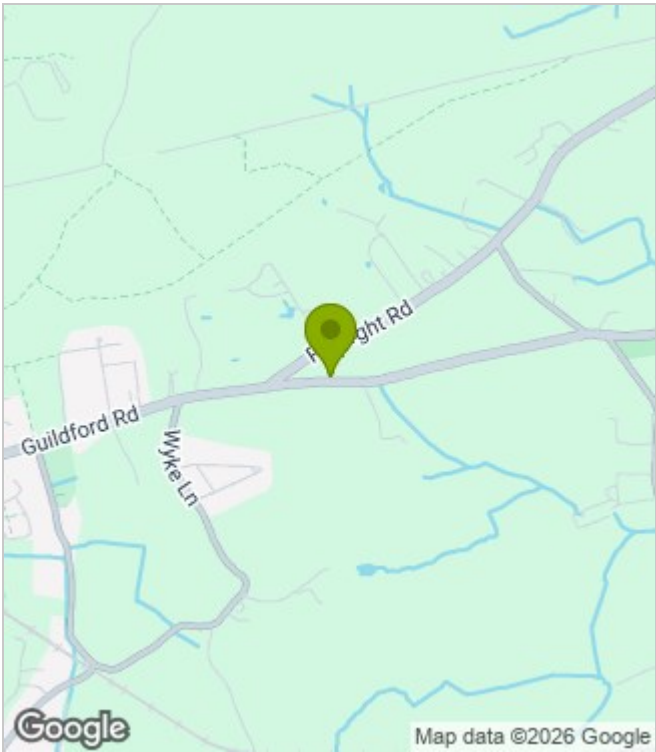
Deposit = 5 weeks rent - £2,480  
First Months rent - £2,150  
Holding deposit - £496 (will be deducted from the first months rent upon move in)



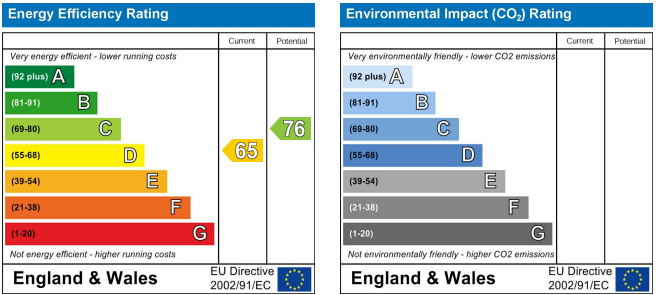
Floor Plans



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