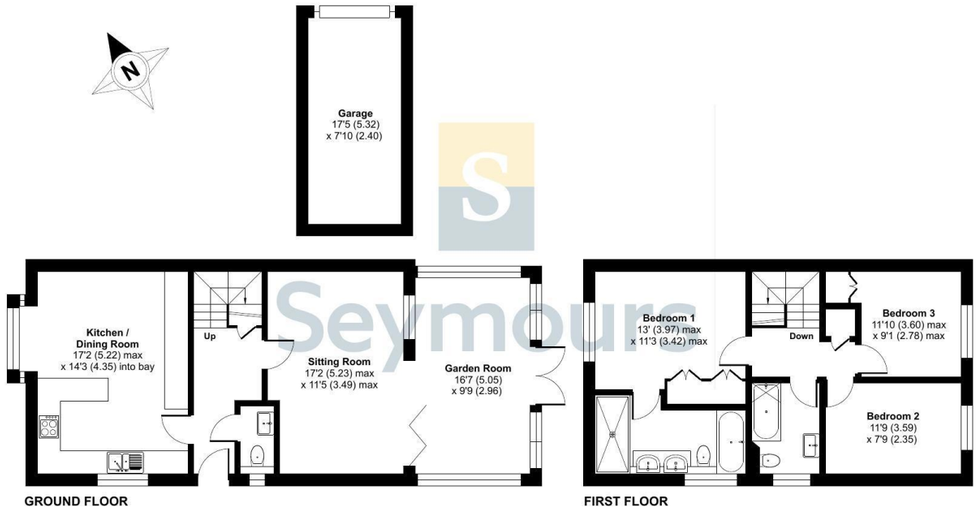
Floorplan

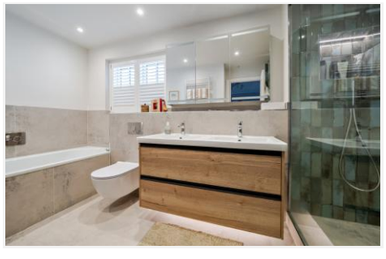
Glaziers Lane, Normandy, Guildford, GU3

Approximate Area = 1246 sq ft / 115.7 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1383 sq ft / 128.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Seymours Estate Agents. REF: 1511456







Seymours











1 Glaziers Lane
Normandy, Guildford, Surrey, GU3 2DH

£500,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

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Property details

- 3 bedrooms
- 2 baths
- EPC Rating C
- 1383 sq. ft
- Wanborough 0.8 miles
- End-of-terrace house
- Two allocated parking spaces
- Garage in a nearby block
- Landscaped garden
- Beautifully-presented
- Ground floor cloakroom
- Excellent transport links
- Highly-regarded schools nearby

A beautifully presented three bedroom home offering spacious and thoughtfully improved accommodation, complemented by a bright garden room, an attractive enclosed garden, two allocated parking spaces and a garage.

The entrance hall provides access to a ground-floor cloakroom, useful understairs storage and the principal reception rooms. The sitting room is a generous and inviting space, with bi-folding doors opening directly into the garden room and creating an excellent flow between the two areas.

The garden room is filled with natural light and provides a versatile space for dining, working from home or relaxing, with glazed doors opening onto the garden. The stylish kitchen/dining room is fitted with an extensive range of contemporary cabinetry, generous work surfaces, integrated appliances and a useful concealed breakfast cupboard, while a bay window creates an appealing additional seating or dining area.

Upstairs, the principal bedroom benefits from fitted wardrobes and a modern en-suite bathroom with a separate shower enclosure and twin wash basins. There are two further bedrooms, together with a well-appointed family bathroom featuring a bath with shower over. The loft has been reinsulated and is half boarded, providing useful additional storage space.

Outside, the enclosed garden has been attractively landscaped for ease of maintenance, with paved seating and dining areas, an area of artificial lawn and raised borders. Gated rear access leads to two allocated parking spaces and a garage situated in a nearby block, providing further parking or useful storage.

The property is situated in the popular village of Normandy, surrounded by open countryside yet conveniently placed for Guildford and neighbouring towns. The village offers a shop and café, primary school, village hall and a range of sports and leisure facilities, while Wanborough station provides rail connections to Guildford and Aldershot. The A31 and A3 are also readily accessible

Guildford town centre is within easy reach and offers an excellent range of shops, restaurants, cafés and leisure facilities, together with the Yvonne Arnaud Theatre, G Live and the historic cobbled High Street. The mainline station provides regular services to London Waterloo in approximately 35–40 minutes, while the A3 gives convenient road access to London, the M25 and the wider motorway network.

Transport Links
Wanborough 0.8 miles
Ash 1.8 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold



Beautifully-presented throughout





Landscaped garden



Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk