



Elm Hill, Normandy, Guildford GU3 2JA

£2,000 PCM

**Luff**  
ASSOCIATES  
letting specialists



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Normandy, Guildford, GU3 2JA

**£2,000 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 - £2,307  
First Months rent - £2,000  
Holding deposit - £461 (will be deducted from the first months rent upon move in)



