



BEECH LANE

NORMANDY, SURREY, GU3 2JH



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Beech Lane is a collection of just two new three-bedroom semi-detached houses in the Surrey village of Normandy.

Each home offers approximately 1,080 sq ft of thoughtfully arranged space, with a separate kitchen, a generous lounge and dining room, an ensuite to the main bedroom and a family bathroom.

Designed for everyday life, the homes also include two parking spaces with EV provision and a shed.

With an estimated EPC rating of B, they offer a practical choice for buyers seeking a new home with room to grow.



BEECH LANE

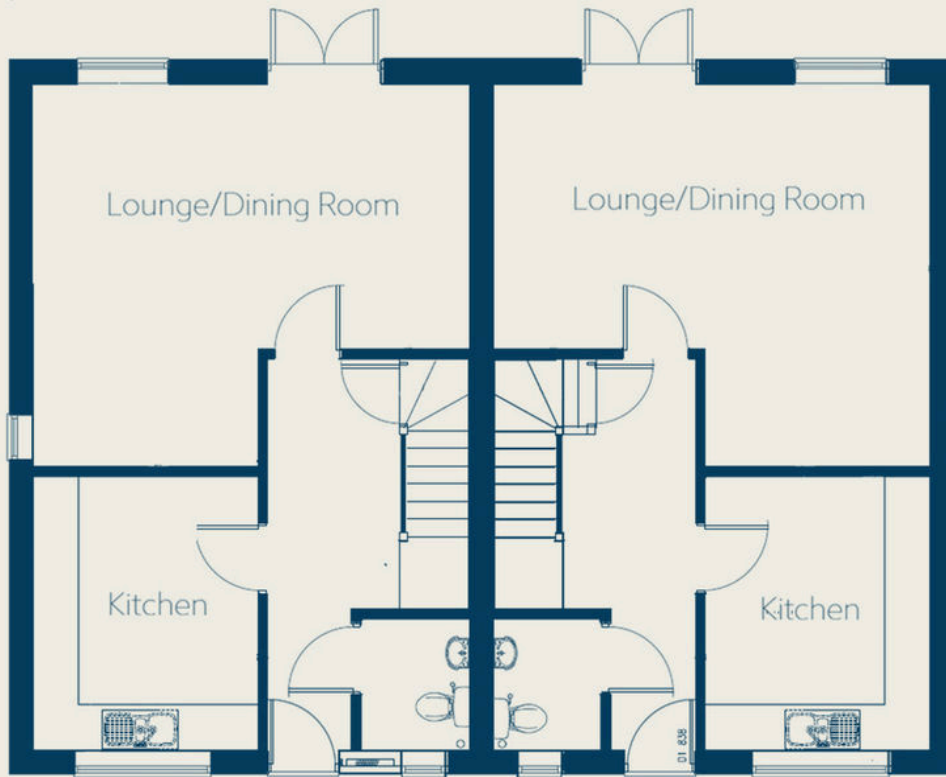
3 bedrooms . 2 bathrooms . 2 reception rooms . 1080 sq ft .



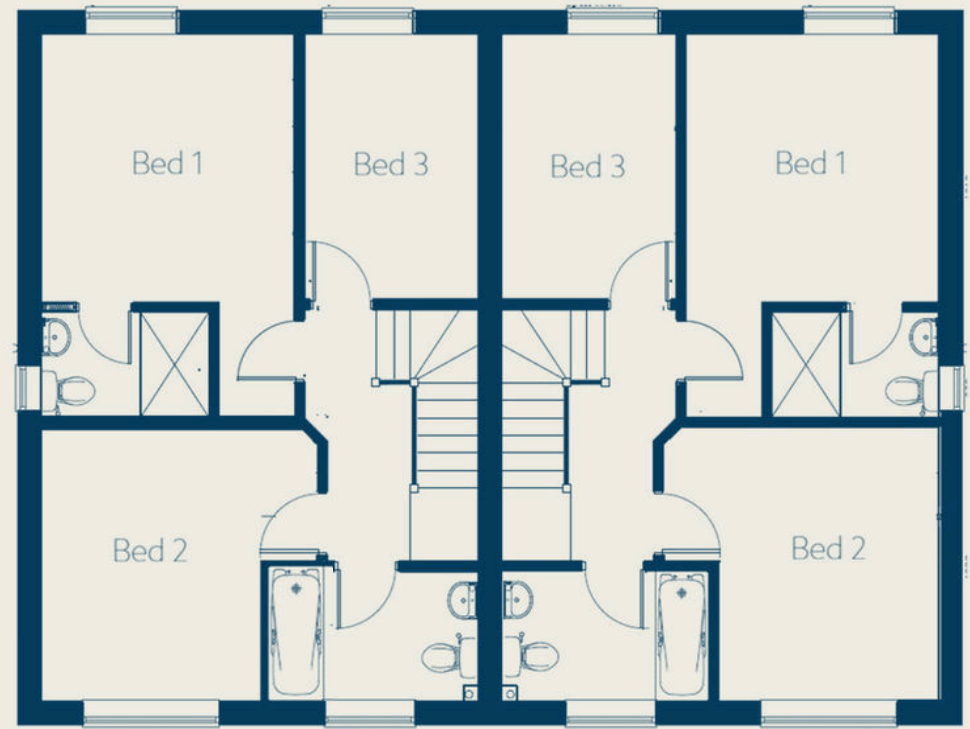
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THE FLOORPLANS



Ground Floor



First Floor

TWO THREE-BEDROOM SEMI-DETACHED HOMES

Approx. 1,080 sq ft each | Two parking spaces with EV provision | Shed included

Floorplans are for identification only and are not to scale. Layouts and measurements should be verified on site.



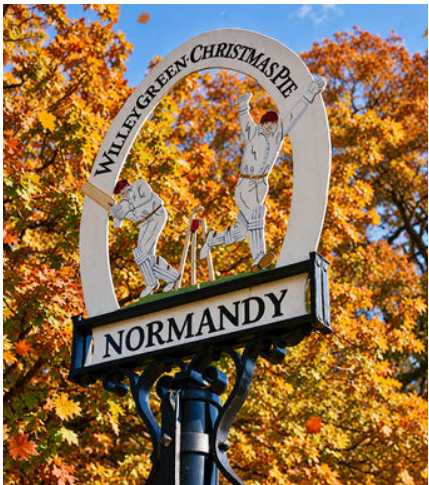
LOCATION

Normandy offers a welcoming village setting to the west of Guildford.

Normandy Common is a place to walk, play and spend time outdoors, while the village has a shop and café, community facilities and Normandy Village School.

For journeys further afield, Wanborough station provides rail connections to Guildford and Aldershot.

Beech Lane brings together the quieter pace of village life and access to the shops, restaurants and wider connections of Guildford.







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Please note: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floor plans, configurations and layout are included for guidance only. Photos shown are on 75A. The developer and agent therefore give notice to prospective purchasers that none of the material issued or depictions of any kind made on behalf of the developer and agent can be relied upon as an accurate description in relation to any particular or proposed house or development.

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*T&Cs apply and at the developers' discretion- please contact us for more information