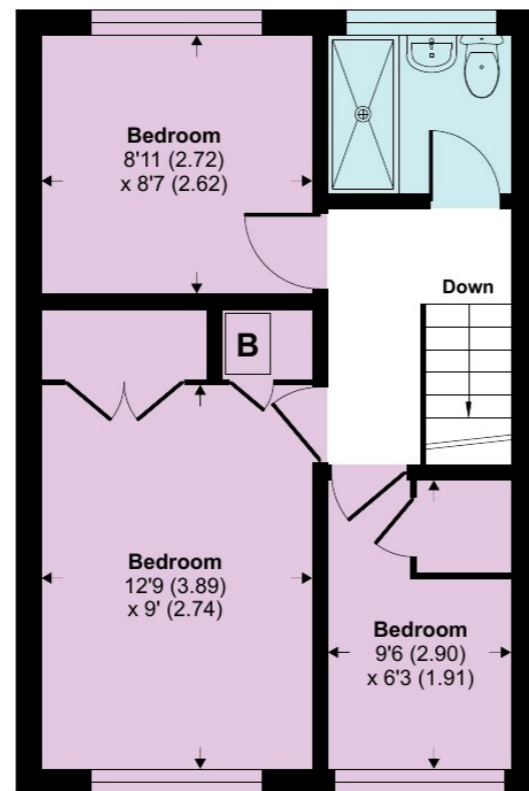
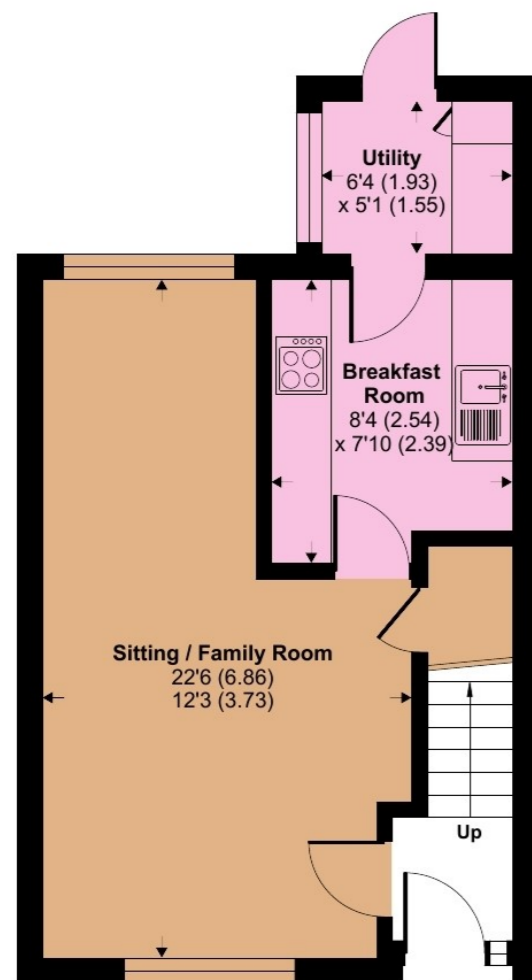
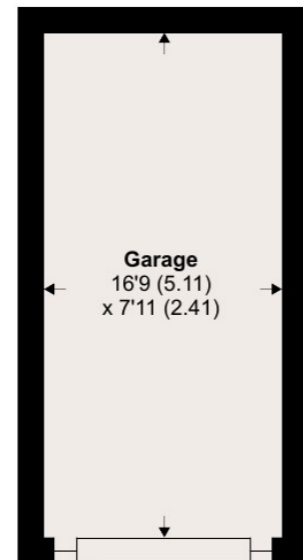
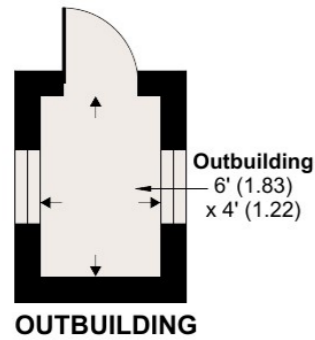


Busdens Lane, Milford, Godalming, GU8

Approximate Area = 764 sq ft / 70.9 sq m
 Garage = 133 sq ft / 12.3 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 921 sq ft / 85.4 sq m

For identification only - Not to scale



Busdens Lane, Milford, Godalming, Surrey, GU8

Offers in excess of £350,000

A very well presented and spacious three bedroom property that is within walking distance of Milford station and has the benefit of a garage.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

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Winkworth



ACCOMMODATION

- Well presented
- Kitchen and utility area
- Large sitting/family room
- Three bedrooms
- Private garden
- Garage and parking
- Walking distance to Milford station
- No chain

DESCRIPTION

The property is immaculately presented throughout and comprises entrance hallway, large dual aspect sitting/family room, fully fitted and recently modernised kitchen with integrated appliances, adjoining utility room with back door to rear, under stairs storage.

Upstairs on the first floor there is a principal bedroom with built in wardrobe, further double bedroom, single bedroom with built in wardrobe, newly fitted shower room and airing cupboard.

Outside
Externally, the rear garden is mainly laid to lawn. There is a patio that extends the length of the property, garden path to gate and a mixture of shrubs and bedding plants. The property benefits from a garage in a nearby block and further parking can be found on the road.

LOCATION

Milford is a busy local hub, with a Tesco Metro, a Co-op, doctor's surgery, Post Office, a pharmacy, a butcher, the popular Secrett's Farm Shop, Squires Garden Centre and a selection of other shops.



Nearby Godalming is a picturesque town with a range of boutique shops, Waitrose and Sainsbury's supermarkets, various coffee shops, restaurants and pubs. Guildford, about 9 miles away, offers extensive further shopping with many high street names, department stores, the renowned Yvonne Arnaud theatre, a multiplex cinema and many other sports and leisure amenities.

LOCAL AUTHORITY

Waverley Borough Council, Godalming

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	