



01483 419300
www.emery-orchard.co.uk
FOR SALE

24 Amberley Road

Milford GU8 5ED

Asking Price: £325,000 Leasehold





- Own Private Entrance
- Large Entrance Hall
- Sitting/Dining Room
- Fitted Kitchen
- Two Double Bedrooms
- Stylish Bathroom
- Double Glazing
- Gas Central Heating
- Large Private Garden
- Useful
Workshop/Potential
Home office



An attractive ground floor maisonette, with its own private entrance and fabulous rear garden with useful workshop/potential home office, providing bright and well planned accommodation that includes a dual aspect sitting/dining room, fitted kitchen, two double bedrooms and a stylish bathroom. The property occupies a great location, overlooking a green, close to open countryside and within easy reach of the village centre with its excellent shops, facilities, popular schools, nearby bus routes and station.







Main Line Station – 1.3 miles (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 2.5 miles

Infant School – 0.8 miles Junior School – 2 miles

Secondary School – 1.2 miles

Doctors – 0.4 miles Dentist – 0.4 miles

A3 – 0.8 miles M25 – 15.5 miles M3 – 15 miles

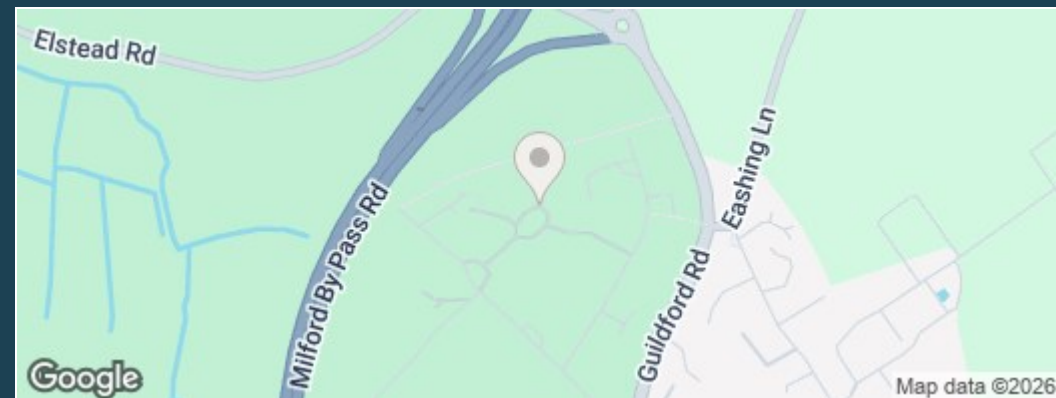
Council Tax Band – C Payable – £2202.55p (2025/26) EPC Rating – C

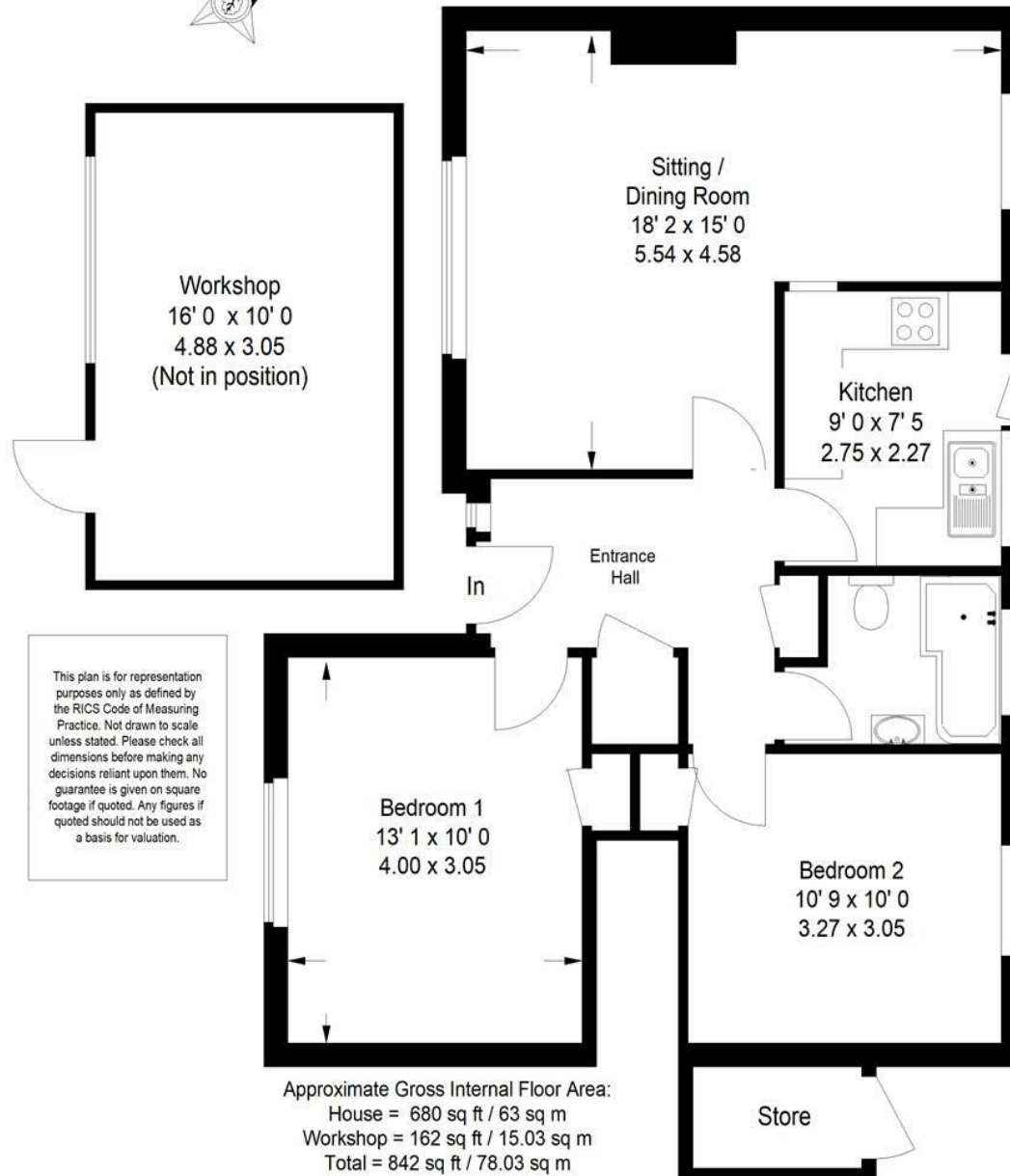
Leasehold – 125 Years From 09/01/1989

Service Charge – 1/4th of Costs



Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing on to Milford village. On reaching the mini roundabout at Milford village, take the second exit continuing along the Portsmouth Road. At the traffic lights turn right and then immediately left into the Old Elstead Road, Amberley Road will then be found as the 2nd turning on your right. Number 24 will be found at the end of the cul de sac.





**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

