

Jaytrees, 5a Manor Lea Close

Milford Surrey GU8 5EH

Asking Price: £735,000 Freehold

Emery & Orchard
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- Entrance Hall & Cloakroom
- Delightful Dual Aspect Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room
- Four Bedrooms
- Family Bathroom & En-suite Shower Room
- Double Glazing & Gas Central Heating
- Driveway And Garage
- Attractive Gardens



A fabulous individual four bedroom detached family home providing bright and well planned accommodation that includes a delightful dual aspect sitting room, dining room, kitchen/breakfast room and family room together with a main bedroom with en-suite shower room, three further bedrooms and a good size family bathroom. Outside there is a driveway providing ample off road parking, a single garage and attractive gardens set to the rear and side. The property is located at the end of small cul de sac within easy reach of the village centre with its excellent local shops and facilities, popular schools, nearby bus routes and main line station and is close to much common and heathland.

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Unibos

Main Line Station – 0.6 miles (Waterloo approx. 50/55 mins)

Village Centre – 0.6 miles Godalming – 2.2 miles

Infant School – 0.6 miles Junior School – 1.8 miles

Secondary School – 1 mile

Doctors – 0.6 miles Dentist – 0.4 miles

A3 – 0.75 miles M25 – 15 miles M3 – 15 miles

Gatwick – 35 miles Heathrow – 29 miles

Council Tax Band – F Payable – £3579.15 EPC Rating – C





Directions: BOX 421 M1 Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by The Inn on the Lake and continuing on to Milford village. On reaching Milford village take the second exit at the mini roundabout continuing along the Portsmouth Road and at the end of the Portsmouth Road at the traffic lights turn right and then almost immediately left at the next set of traffic lights into Old Elstead Road. Take the first turning on your right into Manor Lea Road and Manor Lea Close will then be found as the first turning on the right hand side. Jaytrees will found, tucked away, in the corner on your left.



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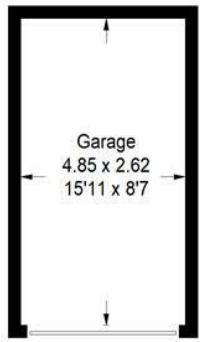
Jaytrees
Milford

Approximate Gross Internal Area
Ground Floor = 82.4 sq m / 887 sq ft
First Floor = 58.3 sq m / 627 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 153.3 sq m / 1650 sq ft



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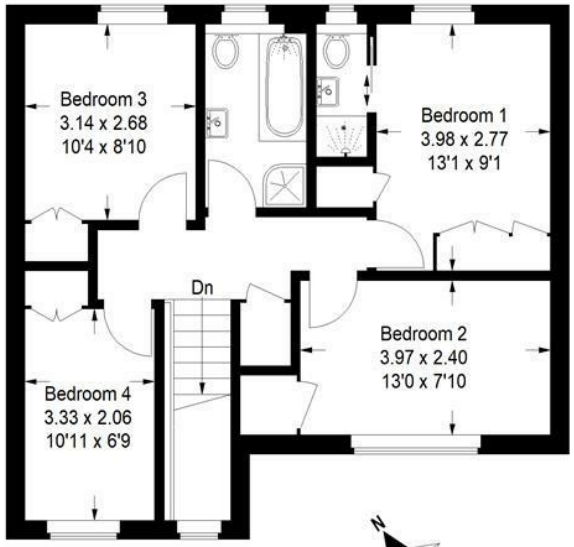
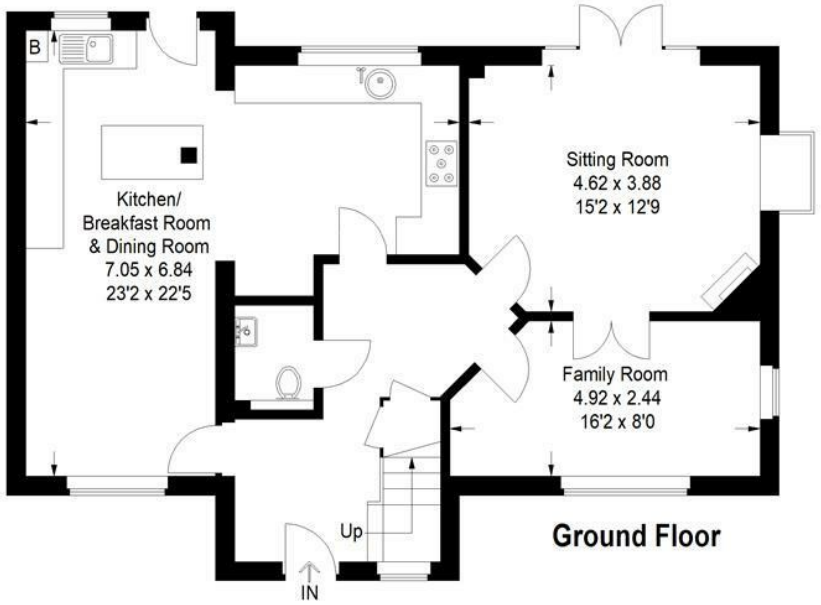


First Floor



Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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Emery & Orchard
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01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.