

9 George Road

Milford Surrey GU8 5HA

Guide Price: £415,000 Freehold

Emery & Orchard
ESTATE AGENTS



- No Onward Chain
- Private Road Location Close to Village Centre
- Entrance Hall
- Two Reception Rooms
- Good Size Kitchen
- Two Bedrooms
- Bathroom & Shower Room
- Gas Central Heating & Double Glazing
- Large South Westerly Facing Garden
- Potential to Update & Extend (STPP)



An opportunity to purchase an attractive two bedroom Bargate Stone Victorian Cottage offering well planned accommodation with potential for some updating and scope for extension (STPP). The accommodation includes an entrance hall, two receptions rooms, a good size kitchen, two bedrooms, a bathroom and shower room. There is also a large south westerly facing garden. The house occupies a great location set in a small private road within easy reach of the village centre with its excellent shops and facilities, popular schools, bus routes and main line station.

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Main Line Station – 1 mile (Waterloo approx. 50/55 mins)

Village Centre – 0.2 miles Godalming – 2 miles

Infant School – 0.4 miles Primary School – 1 mile

Secondary School – 1 mile

Doctors – 0.1 miles Dentist – 0.1miles

A3 – 1 mile M25 – 15.5 miles M3 – 14.5 miles

Council Tax Band – D Payable – £2503.50. (2024/25)

EPC Rating – D Private Road Charge – £72 per year

Note: There is a right of way on foot at the rear





Directions: BOX 421 G1 Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout at the Inn on the Lake and continuing under the railway bridge and on towards Milford village. On reaching Milford village take the second exit at the mini roundabout and then take the first turning on your right hand side just past Secretts Farm Shop into Chapel Lane. Continue along Chapel Lane and George Road will be found on your left hand side after 0.1 of a mile.



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ZOOPLA

George Road, Milford

Approximate Gross Internal Area
Ground Floor = 51 sq m / 549 sq ft
First Floor = 38.5 sq m / 414 sq ft
Total = 89.5 sq m / 963 sq ft



Ground Floor

First Floor

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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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The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.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.