



7 Woodpeckers

Milford Surrey GU8 5DL

Guide Price: £375,000 Freehold





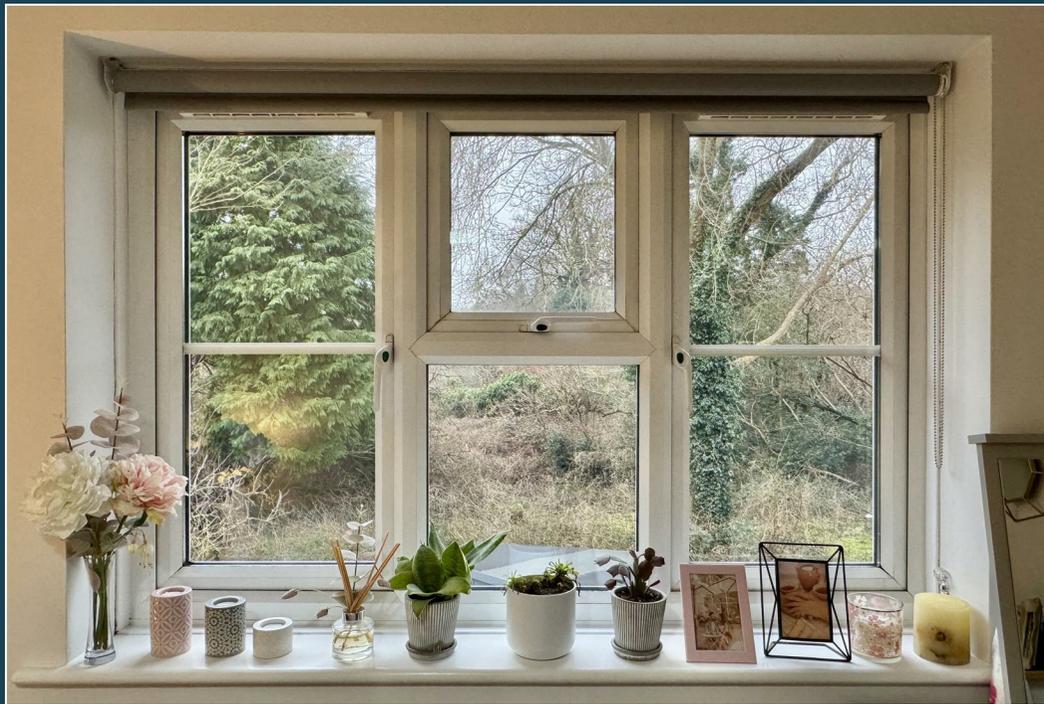
- Entrance Porch & Hallway
- Fitted Kitchen
- Living/Dining Room
- Two Double Bedrooms
- Stylish Bathroom
- Gas Central Heating
- Double Glazing
- Two Parking Spaces
- South Facing Garden
Backing onto Woodland
- Popular Village Location



A stylish and much improved two bedroom end of terraced house with two private parking spaces and a south facing garden with an attractive outlook backing onto woodland. The property provides bright and well planned accommodation, presented to a high standard, that includes a delightful living/dining room and two double bedrooms. The house occupies a great location, set in a small cul de sac within easy reach of the village centre with its excellent shops, leisure and recreational facilities, as well as popular schools, nearby bus routes and main line station.







Main Line Station – 0.9 miles (Waterloo approx. 55 mins)

Village Centre – 1 mile Godalming – 2.5 miles

Infant School – 0.9 miles Junior School – 1.1 miles

Secondary School – 0.2 miles

Doctors – 0.7 miles Dentist – 0.8 miles

A3 – 1.5 miles M25 – 16 miles M3 – 15.5 miles

Council Tax Band – C Payable – £2101.99

EPC Rating – D

There is A Yearly Estate Charge of Approximately £180



Directions: BOX 414 - W2 From Godalming proceed in a southerly direction towards Milford on the A3100. On reaching Milford village take the first exit left at the mini roundabout by the shops into Church Road and at the next roundabout take the first exit again, this time onto the A283 Petworth Road. After approximately ½ mile turn right (opposite Rodborough School) turn right into Oxted Green and take first turning on the left into Martins Wood, then take second on the left into Woodpeckers.



Woodpeckers, Milford



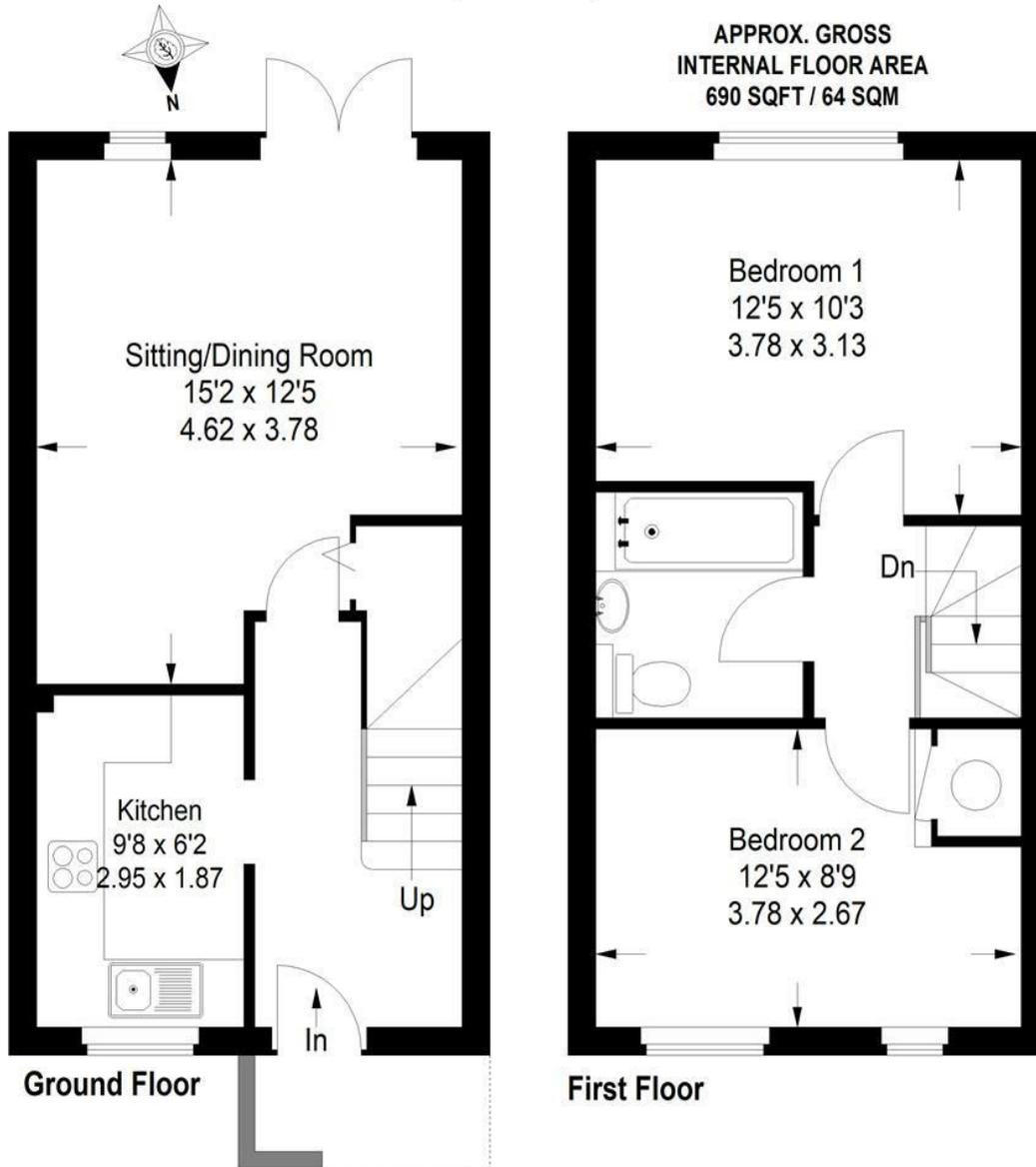
**Emery &
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APPROX. GROSS
INTERNAL FLOOR AREA
690 SQFT / 64 SQM



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.

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.

