



3 Meadow Close

Milford Godalming Surrey GU8 5HN

Guide Price: £575,000 Freehold



- Short Walk of Village centre
- Small Residential Cul-De-Sac
- Easy Reach of Milford Main Line Station
- Bay Fronted Sitting Room
- Family/Dining Room
- Kitchen with Adjoining Utility/Shower Room
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- Driveway
- Rear Garden with Large Timber Storage Shed



An attractive three bedroom family house extended to provide bright, spacious and adaptable family accommodation. The house is located in a small residential cul-de-sac which is very conveniently located within a short level walk of the village centre with its excellent range of amenities which include a wide range of shops, doctors surgery and schools. For the commuter access to the A3 and main line station are also within easy reach.







Main Line Station – 0.8 miles (Waterloo approx. 55 mins)

Village Centre – 0.2 miles Godalming – 1.6 miles

Infant School – 0.3 miles Primary School – 1.3 miles

Secondary School – 1 mile

Doctors – 0.2 miles Dentist – 0.3 miles

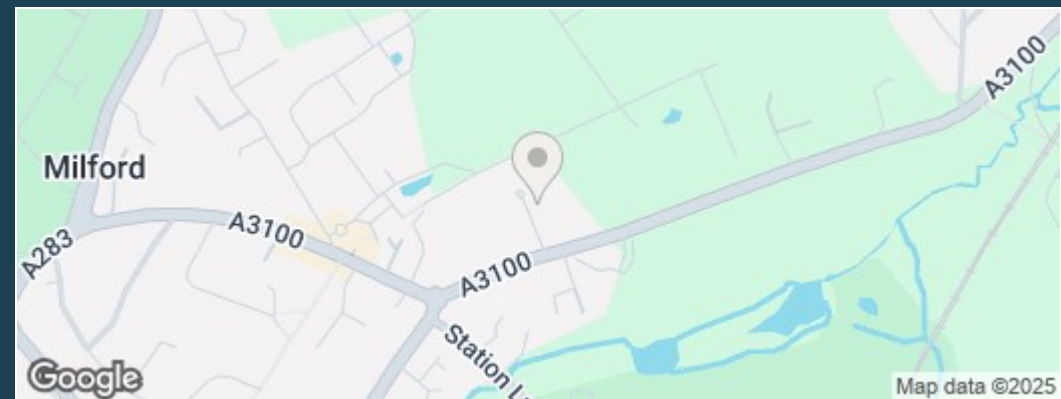
A3 – 1 mile M25 – 15.5 miles M3 – 15 miles

Council Tax Band – E Payable – £2890.22 (2024/25)

EPC Rating – D



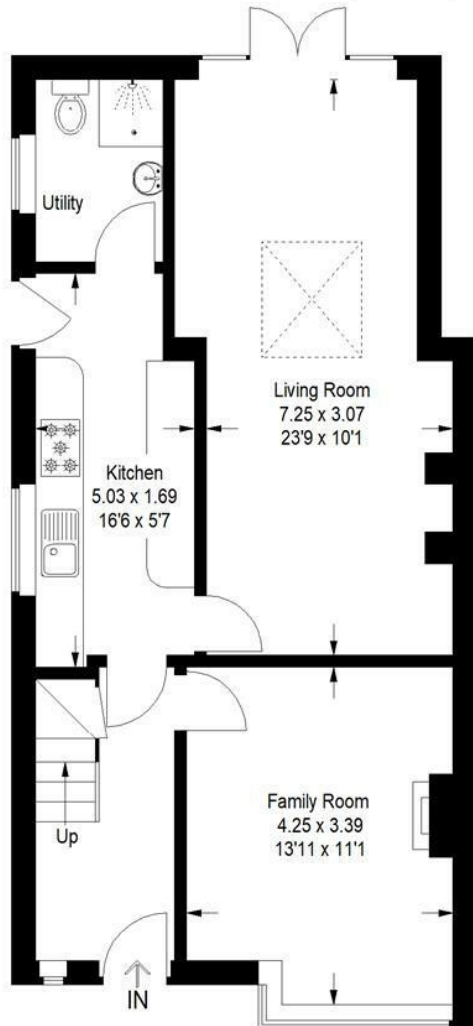
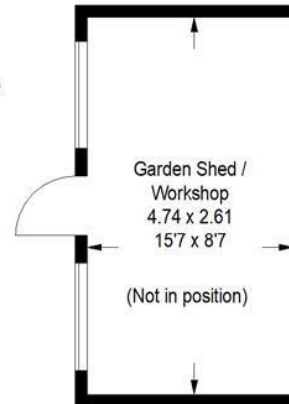
Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and on into Portsmouth Road. Continue along Portsmouth Road passing Squires Garden Centre on your right and just before you reach the mini roundabout, Meadow Close can be found on your right hand side opposite Milford House. Number 3 will then be found on your left.



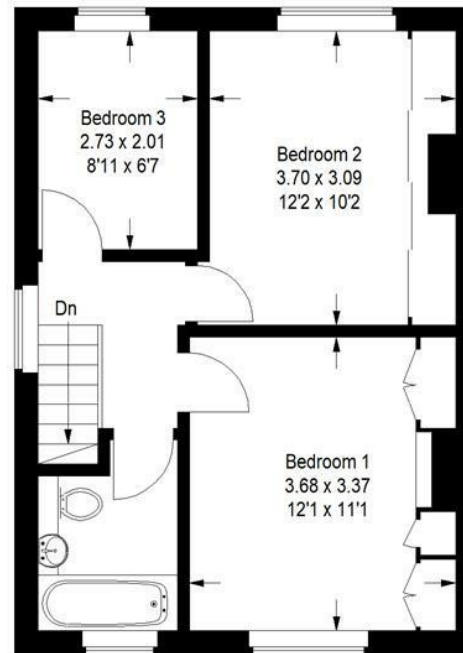
Approximate Gross Internal Area
 Ground Floor = 59 sq m / 635 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Garden Shed / Workshop = 12.3 sq m / 132 sq ft
 Total = 110.9 sq m / 1193 sq ft



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.



Ground Floor



First Floor



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.