



9 George Road

Milford Surrey GU8 5HA

Guide Price: £425,000 Freehold



- 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.







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 – 0.1 miles

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: 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.



George Road, Milford

ZOOPLA

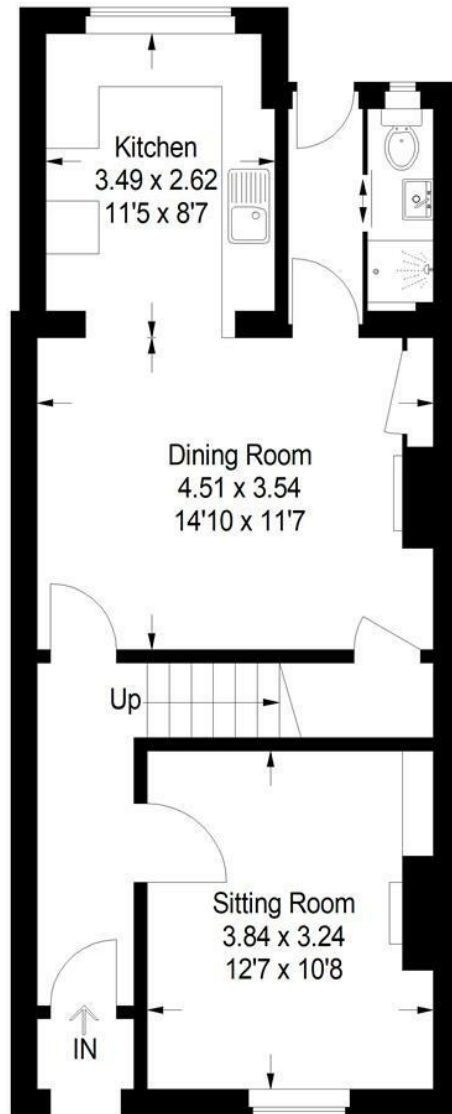


**Emery &
Orchard**
ESTATE AGENTS

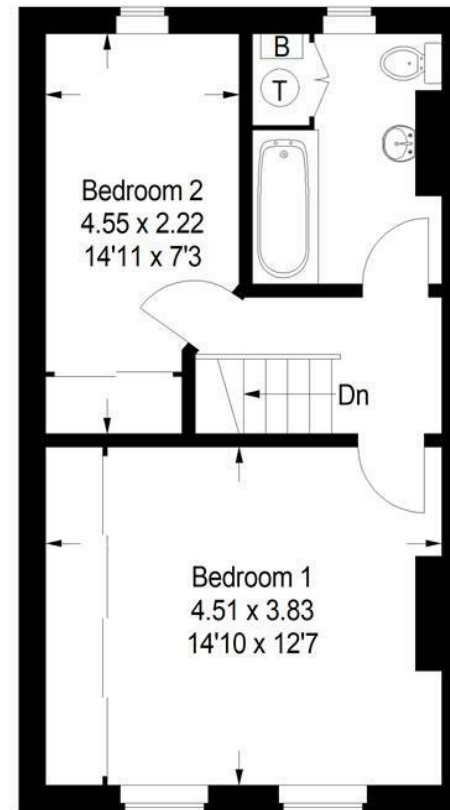
01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk



Ground Floor



First Floor

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



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.