


# 22 Amberley Road

Milford Surrey GU8 5ED

Asking Price: £289,500 Leasehold

Emery& Orchard
ESTATE AGENTS

- Own Private Entrance
- Entrance Hall With Large Store
- Spacious Landing
- Dual Aspect Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Own Private Rear Garden



An attractive first floor maisonette, with its own private entrance and large rear garden, providing bright and well planned accommodation that includes a dual aspect sitting/dining room, kitchen, two double bedrooms, and bathroom as well as spacious landing and an entrance hall with a useful large storage cupboard. The property occupies a great location, overlooking a green, close to open countryside and within easy reach of the village centre with its excellent shops, facilities, popular schools, nearby bus routes and station.

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Main Line Station – 1.3 miles (Waterloo approx. 55 mins)

Village Centre – 0.5 miles Godalming – 2.5 miles

Infant School – 0.8 miles Junior School – 2 miles

Secondary School – 1.2 miles

Doctors – 0.4 miles Dentist – 0.4 miles

A3 – 0.8 miles M25 – 15.5 miles M3 – 15 miles

Council Tax Band – C Payable – £2,239.94 (2025/2026) EPC Rating – D

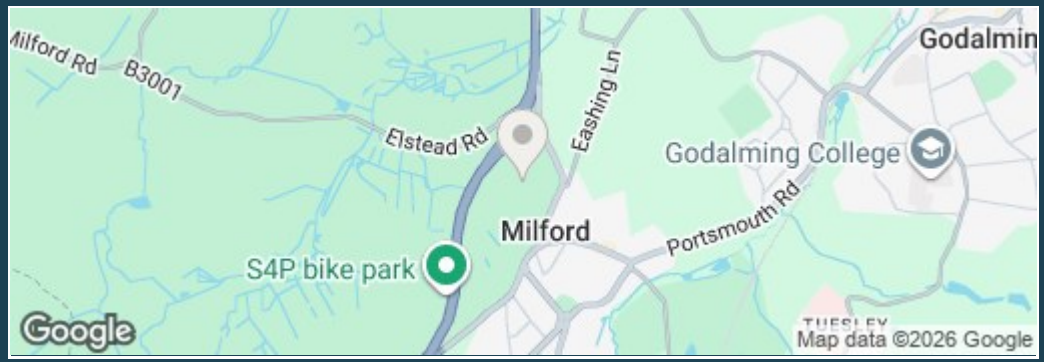
Leasehold – Newly extended 178 year lease Ground Rent £10 P.A.

Service Charge – 1/4th of Costs





BOX 423 A1 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 on to Milford village. On reaching the mini roundabout at Milford village, take the second exit continuing along the Portsmouth Road. At the traffic lights turn right and then immediately left into the Old Elstead Road, Amberley Road will then be found as the 2nd turning on your right. Number 22 will be found at the end of the cul de sac.



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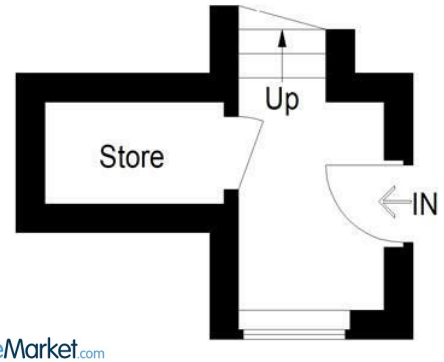
# Amberley Road, Milford

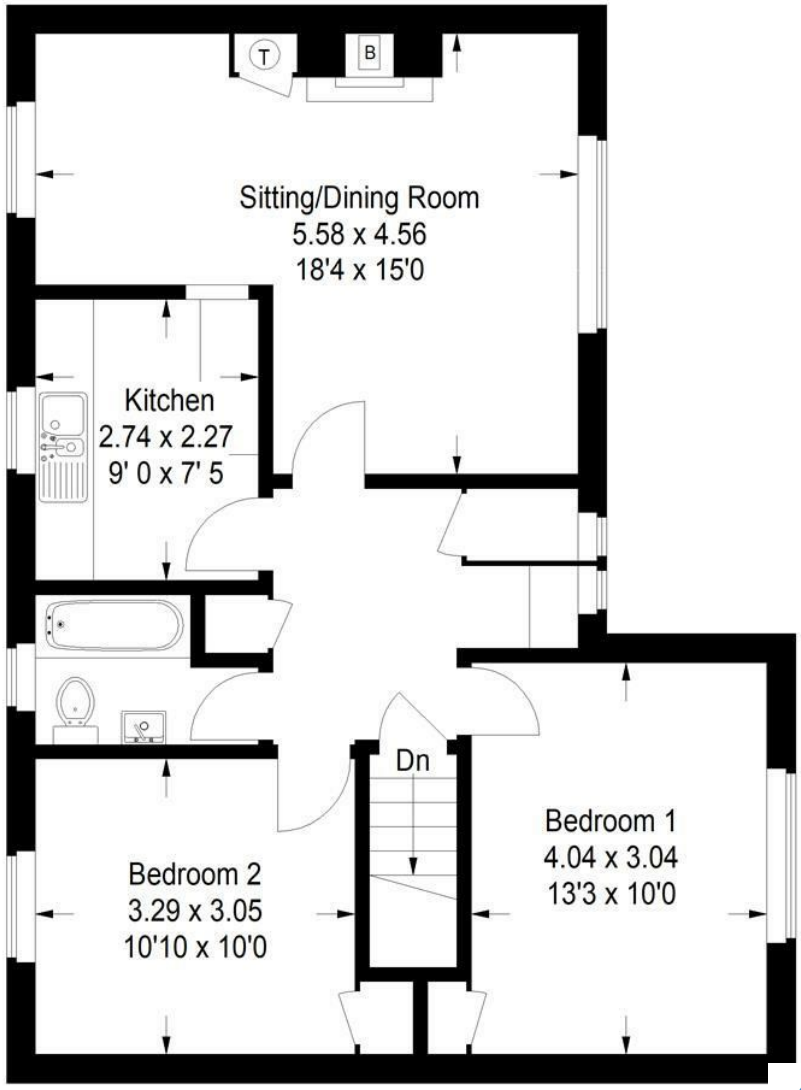
ZOOPLA

Approximate Gross Internal Area
Ground Floor = 6.3 sq m / 68 sq ft
First Floor = 67.0 sq m / 721 sq ft
Total = 73.3 sq m / 789 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.




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Ground Floor First Floor

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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.

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