



Westfield 37 Elmside

Milford Surrey GU8 5EG

Guide Price: £650,000 Freehold



- Entrance Hall
- Utility/Cloakroom
- Delightful Sitting Room
- Dining Room
- Stylish Bespoke Fitted Kitchen
- Three Bedrooms
- Bathroom
- Lined & Insulated Attic With Potential Conversion (STPP)
- Driveway & Detached Garage
- Landscaped South Facing Garden



A superbly presented three bedroom detached bungalow that has been very thoughtfully designed and much improved by the present owner, creating a stylish, bright and well planned home. The property provides adaptable accommodation that includes a delightful sitting room with open fireplace, bespoke fitted kitchen, three bedrooms, bathroom and useful cloakroom/utility. There is also an attic that offers potential to create additional accommodation, subject to any necessary consents. Outside there is a driveway, detached garage and attractive south facing garden. The property occupies a great location set in a small cul de sac close to the village centre with its excellent shops, facilities, popular schools, bus routes and mainline station, as well as being close to much common and heathland.







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

Village Centre – 0.2 miles Godalming – 2 miles

Infant School – 0.2 miles Junior School – 1.7 miles

Secondary School – 0.8 miles

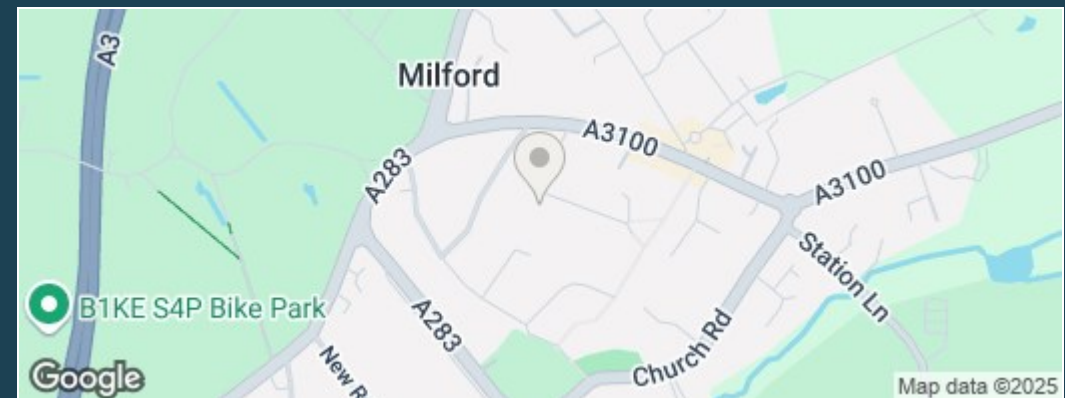
Doctors – 0.2 miles Dentist – 0.2 miles

A3 – 0.7 miles M25 – 14.5 miles M3 – 14.5 miles

Council Tax Band – E Payable – £2890.22p EPC Rating – C



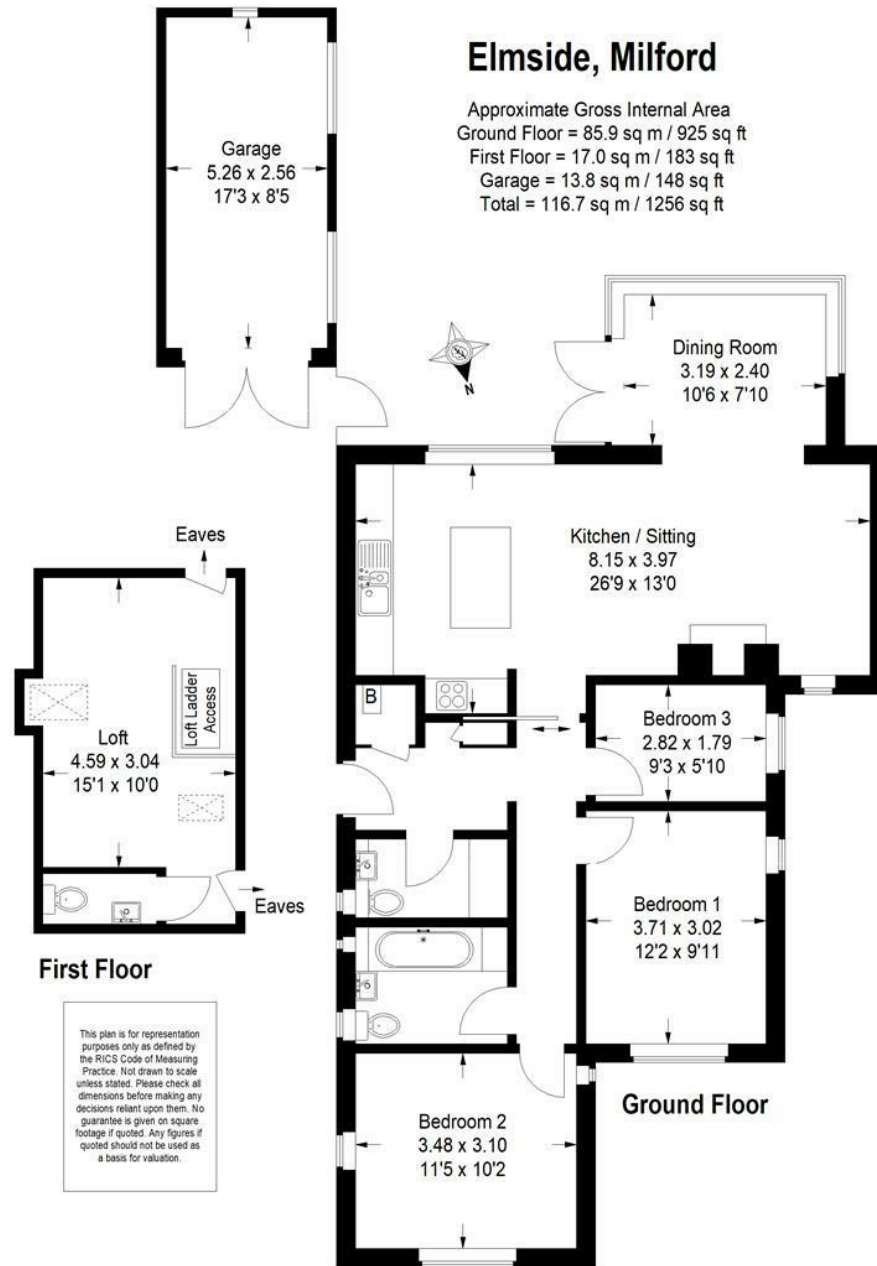
Directions: BOX 406 - E1 Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by the Inn on the Lake and continuing on to Milford village. On reaching the mini roundabout at Milford, take the second exit and continue along the Portsmouth Road. The turning to Elmside will be found as the third turning on your left hand side. Continue along Elmside following the road round to the left and 37 Elmside will then be found as the 2nd property on your right.



Elmside, Milford

ZOOPLA

Approximate Gross Internal Area
Ground Floor = 85.9 sq m / 925 sq ft
First Floor = 17.0 sq m / 183 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 116.7 sq m / 1256 sq ft



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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.