



39 Manor Fields

Milford Surrey GU8 5EQ

Offers In The Region Of: £400,000 Freehold



- Potential to Improve/Develop (stnc)
- Generous Plot
- Entrance Hall & Cloakroom
- Large Sitting Room
- Kitchen/Dining Room
- Three Bedrooms & Bathroom
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Large Front & Rear Gardens
- No Onward Chain



Cash Buyers only. An opportunity to purchase a timber framed three bedroom semi-detached house set on a generous plot and offering potential for improvement/development, subject to obtaining any necessary consents. The property provides accommodation that includes an entrance hall, cloakroom, large sitting room and kitchen/dining room together with three bedrooms and a bathroom. Outside a driveway leads to a detached garage and there are good size gardens set to the front and rear of the property. The house occupies a great location being within easy reach of the village centre with its excellent local shops leisure, recreational facilities, popular schools, bus routes and mainline station.





Main Line Station – 1.1 miles (Waterloo approx. 45/50 mins)

Village Centre – 0.5 miles Godalming – 2.5 miles

Infant School – 0.7 miles Junior School – 2.0 miles

Secondary School – 1.1 miles

Doctors – 0.3 miles Dentist – 0.3 miles

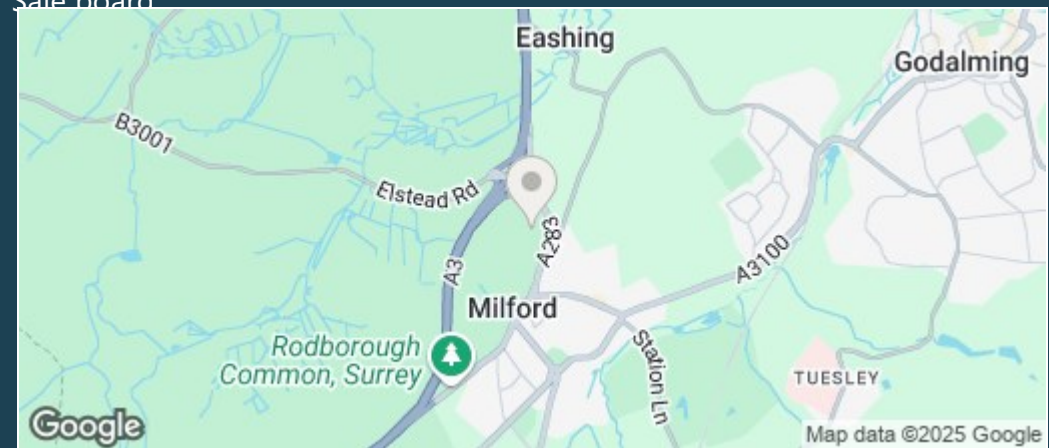
A3 – 0.8 miles M25 – 15.5 miles M3 – 15.3 miles

Council Tax Band - D Payable - £2364.73 (2024/25)

EPC Rating D

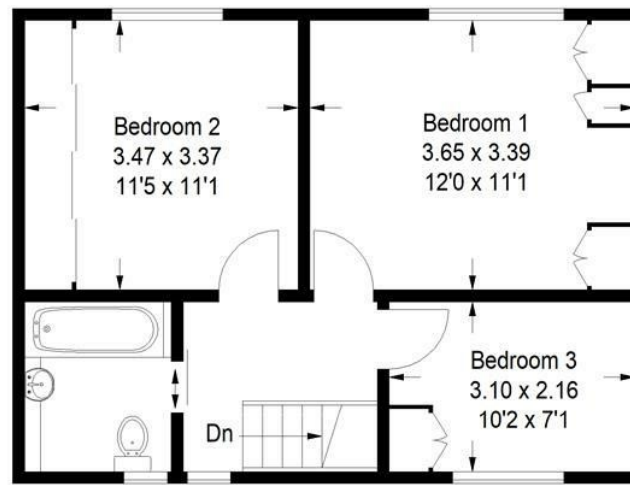


BOX 405 - M2 Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing on to Milford village. On reaching the mini roundabout at Milford village, take the second exit continuing along the Portsmouth Road. At the traffic lights turn right and then immediately left into the Old Elstead Road and then first right into Manor Lea Road which continues into Manor Fields. 39 will be found towards the end of the road on your left where you should see our For Sale board

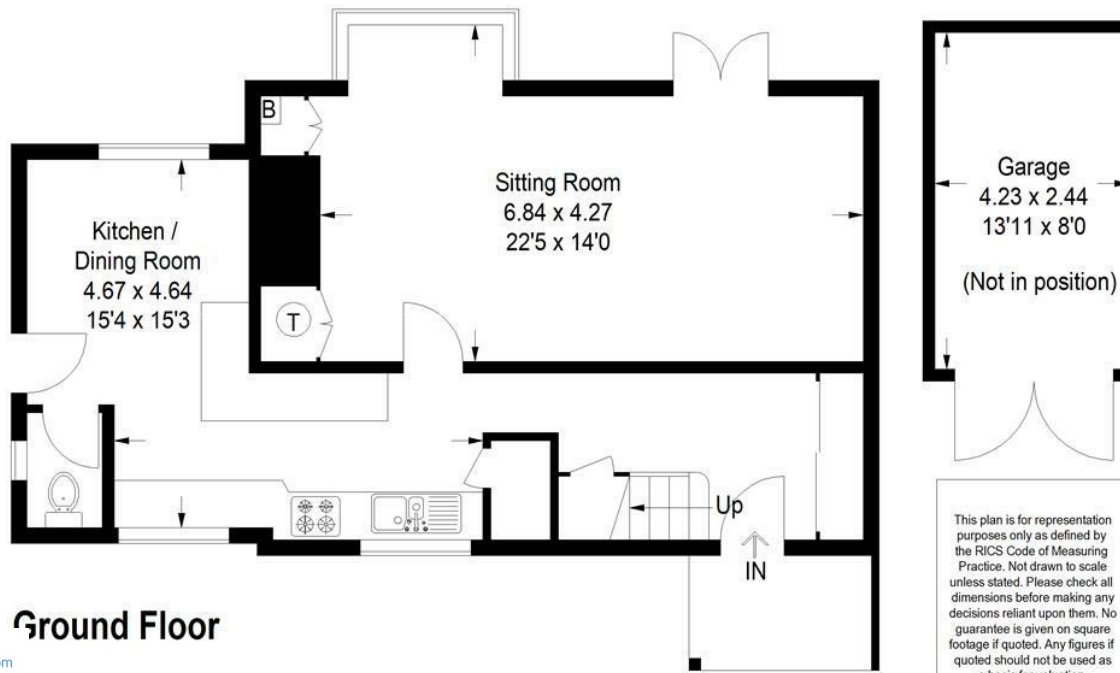


Manor Fields, Milford

Approximate Gross Internal Area
Ground Floor = 58 sq m / 624 sq ft
First Floor = 43.9 sq m / 472 sq ft
Garage = 10.4 sq m / 112 sq ft
Total = 112.3 sq m / 1208 sq ft



First Floor



Ground Floor

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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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.

