



32 Busdens Way

Milford Surrey GU8 5JP

Guide Price: £415,000 Freehold

- Close to Village Centre, Station & Popular Schools
- Entrance Hall
- Dual Aspect Sitting/Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Garage In Block & Outside Utility/Store
- Attractive Gardens Backing Onto Woodland
- Potential To Extend



A delightful three bedroom end terraced family home providing bright and well planned accommodation, as well as having potential for extension. The accommodation includes an impressive dual aspect sitting/dining room, stylish fitted kitchen, three bedrooms and bathroom. There is also a garage in nearby block, outside utility/store and an attractive garden that backs onto woodland. The house occupies a great location being within easy reach of the village centre with all its excellent local shops, amenities, popular schools, bus routes and main line station.









Milford Station – 1.1 miles (Waterloo approx. 50 mins)

Milford Village Centre – 0.6 miles Godalming – 2.2 miles

Primary School – 0.4 miles Junior School – 1.4 miles

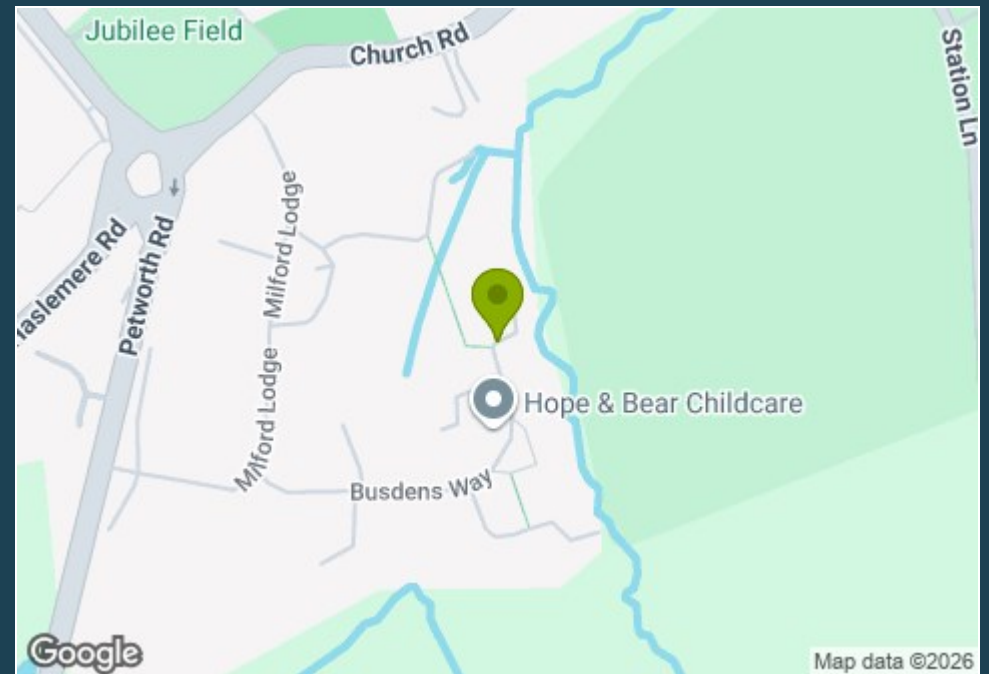
Secondary School – 0.5 miles

Doctors – 0.6 miles Dentist – 0.6 miles

A3 – 1.1 miles M25 – 15.5 miles M3 – 15.1 miles

Council Tax Band - D Payable - £2,477.87 (2025/26)

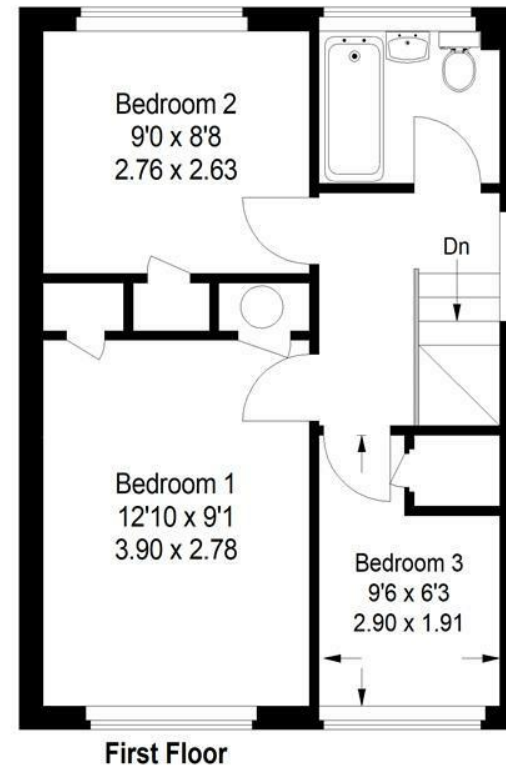
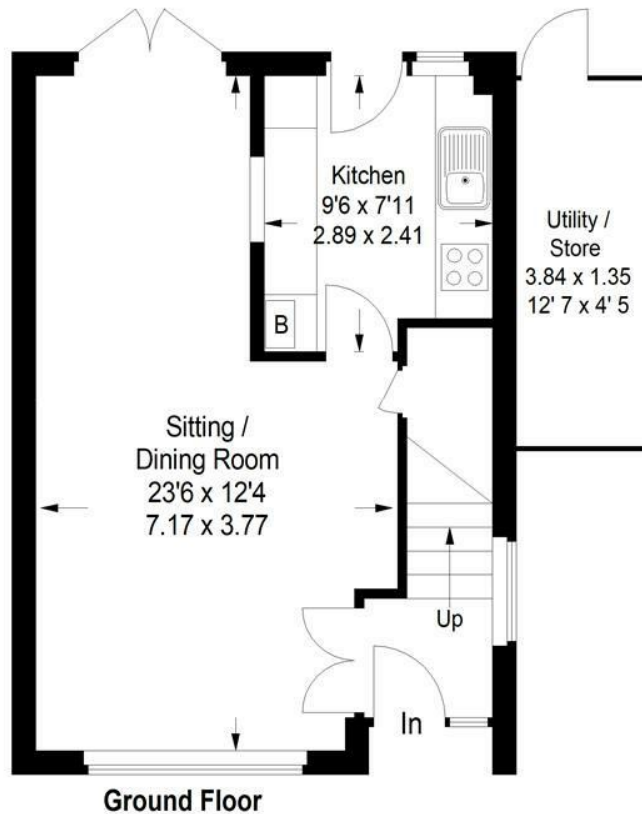
Energy Efficiency Rating = D



Directions: BOX 416 - B1 Leave Godalming in a southerly direction on the A3100 towards Milford. On reaching Milford village take the first exit at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again this time onto the A283 Petworth Road. Take the first turning on your left hand side into Milford Lodge. As the road starts to bear round to the left take the right hand turn which is a continuation of Milford Lodge which then leads into Busdens Way. Number 25 will be found towards the end of the cul de sac on your left.

Busdens Way, Milford

APPROX. GROSS
INTERNAL FLOOR AREA
777 SQFT / 72.2 SQM
(including utility, excluding garage)



Garage in block
16' 6 x 8' 1
5.03 x 2.47
(approx)

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.



**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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.