



25 Busdens Way

Milford Surrey GU8 5JP

Guide Price: £415,000 Freehold





- Entrance Hall
- Sitting/Dining Room
- Sun Room
- Kitchen
- Three Bedrooms
- Bathroom & Shower Room
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Attractive Westerly Facing Garden
- No Onward Chain



A delightful three bedroom mid terraced family home providing bright and well planned accommodation that benefits from the addition of a wonderful sun room and downstairs shower room with W.C. The accommodation also includes an impressive sitting/dining room, kitchen, three bedrooms and first floor bathroom. There is also a driveway, garage and attractive westerly facing garden. 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 Main Line 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

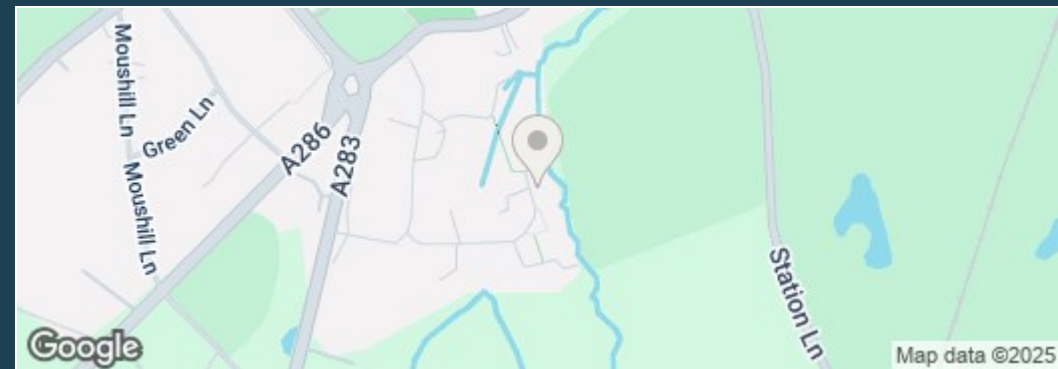
A3 – 1.1 miles M25 – 15.5 miles M3 – 15.1 miles

Council Tax Band - D Payable - £2477.87 (2025/26)

Energy Efficiency Rating = C



Directions: 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



ZOOPLA



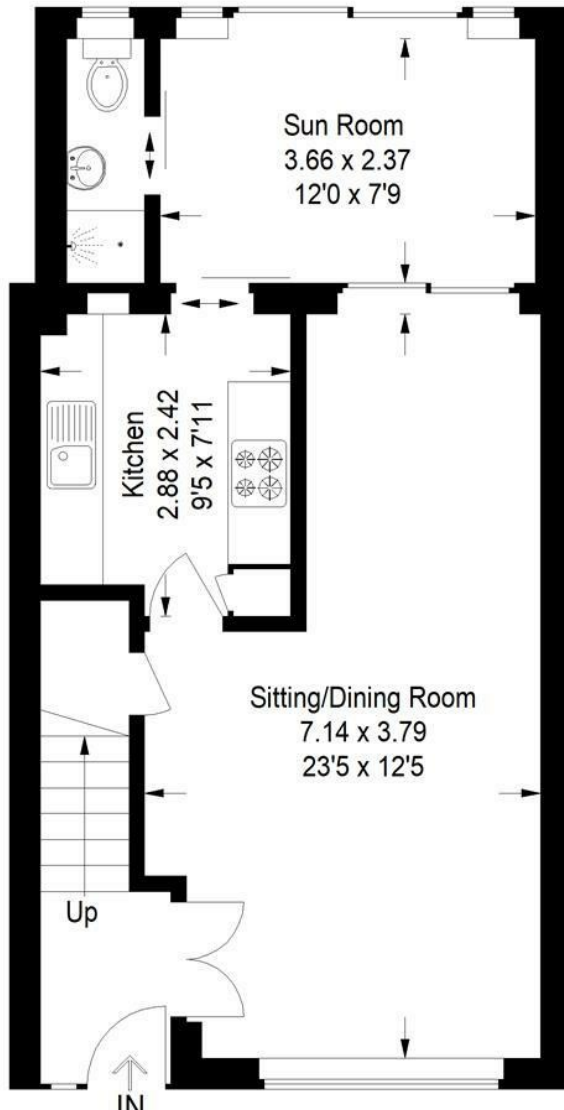
**Emery &
Orchard**
ESTATE AGENTS

01483 419 300

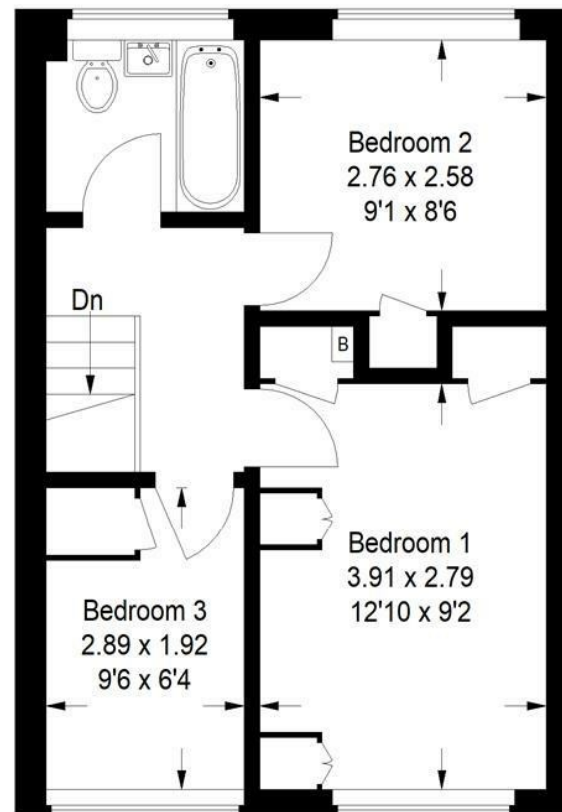
20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

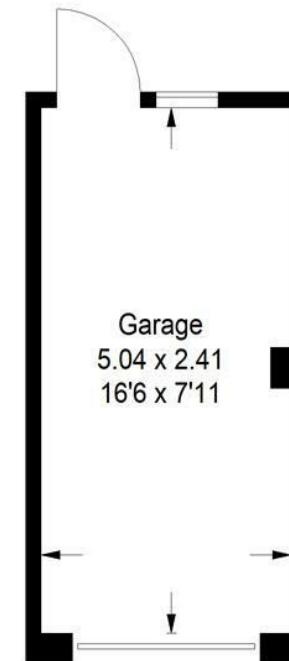
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Approximate Gross Internal Area
Ground Floor = 47 sq m / 506 sq ft
First Floor = 34.6 sq m / 372 sq ft
Garage = 12.1 sq m / 130 sq ft
Total = 93.7 sq m / 1008 sq ft



First Floor



(Not to scale)
PrimeLocation.com

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.