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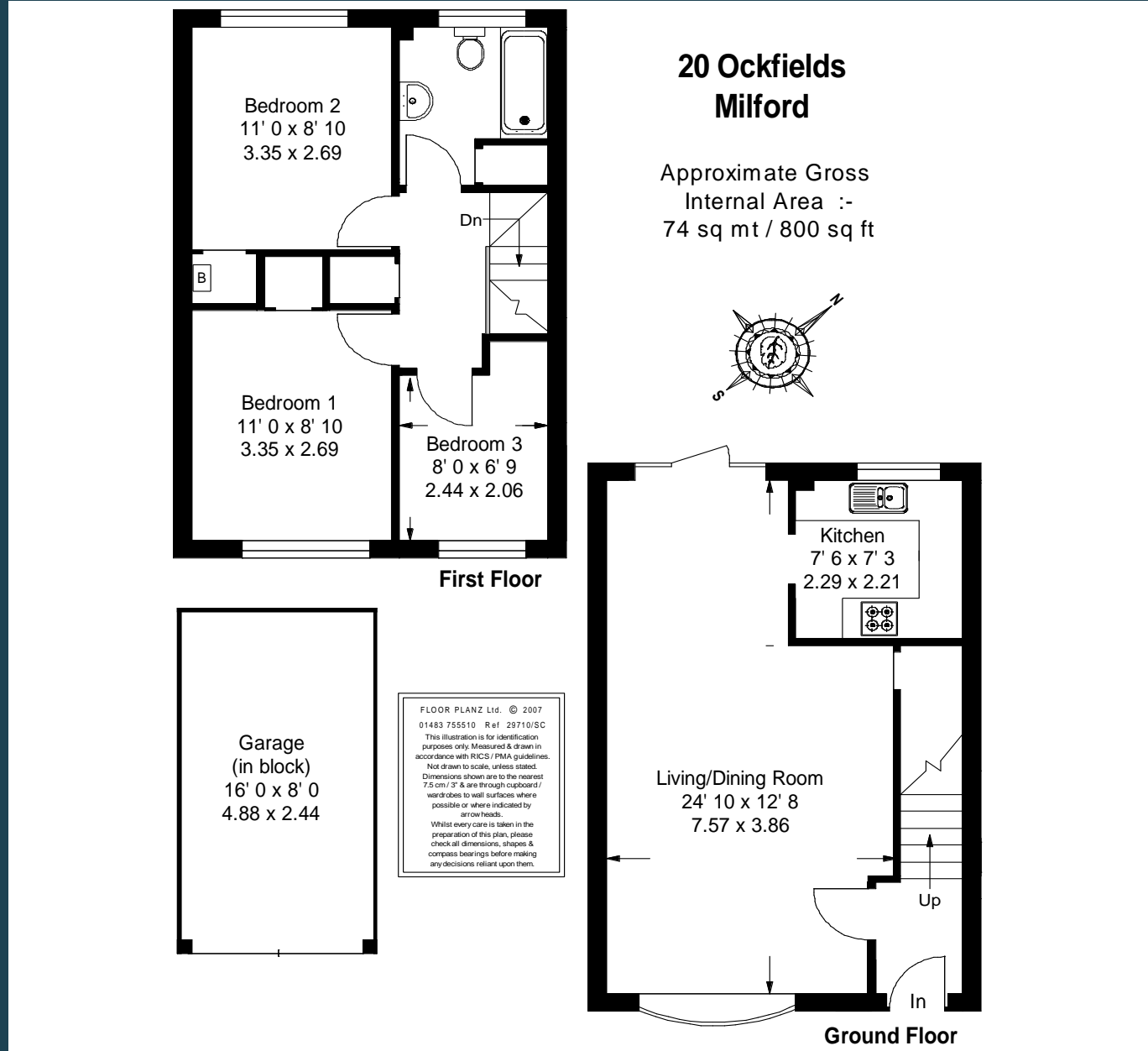
 [www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)



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20 Ockfields  
Milford Surrey GU8 5JT

Price: Guide Price £385,000 Freehold



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.








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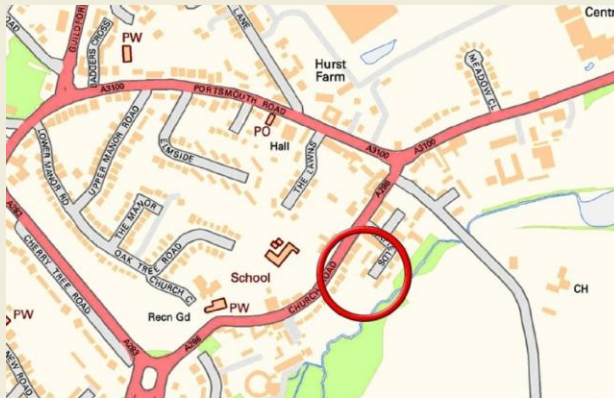
**DESCRIPTION:** An attractive three bedroom Georgian style end of terrace house occupying a popular and highly convenient location set at the end of a small cul de sac only minutes from the Village centre. The property, which has brick elevations with double glazed windows under a pitched tiled roof, was built in the 1970's and provides well planned accommodation that includes on the ground floor of an entrance hall, dual aspect living/dining room with door leading out onto the rear garden, and fitted kitchen with built-in oven and hob. On the first floor there is a landing, three bedrooms and a good size bathroom. The property also benefits from gas fired central heating and the addition of sealed unit double glazed windows. Outside there are attractive gardens set to the front and rear of the property with the rear garden extending to approximately 30ft x 20ft and enjoying a westerly aspect. There is a garage in nearby block as well as an attractive area of communal garden and visitors' parking area. The property is likely to appeal to purchasers seeking a well planned home in a tucked away yet extremely convenient location and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Living/Dining Room
- Fitted Kitchen
- Three Bedrooms
- Re Fitted Bathroom
- Gas Central Heating
- Double Glazing
- Attractive Garden
- Garage In Nearby Block
- No Onward Chain

KEY FACTS

	DISTANCE TO STATION	
	Milford	0.7m
	DISTANCE TO A3 AND M25	
	A3	1.7m
	DISTANCE TO CENTRE	
	Milford	0.2m
	DISTANCE TO SCHOOLS	
	Infant	0.1m
	COUNCIL TAX	
	Band	E



**DIRECTIONS:** 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 under the railway bridge and on into the Portsmouth Road. Continue along the Portsmouth Road towards Milford village and on reaching the village take the first exit left at the mini roundabout passing the shops and then take the second turning on your left hand side into Ockfields. Continue into Ockfields bearing round to the right and number 20 will be found at the end of the cul-de-sac on your right hand side.

