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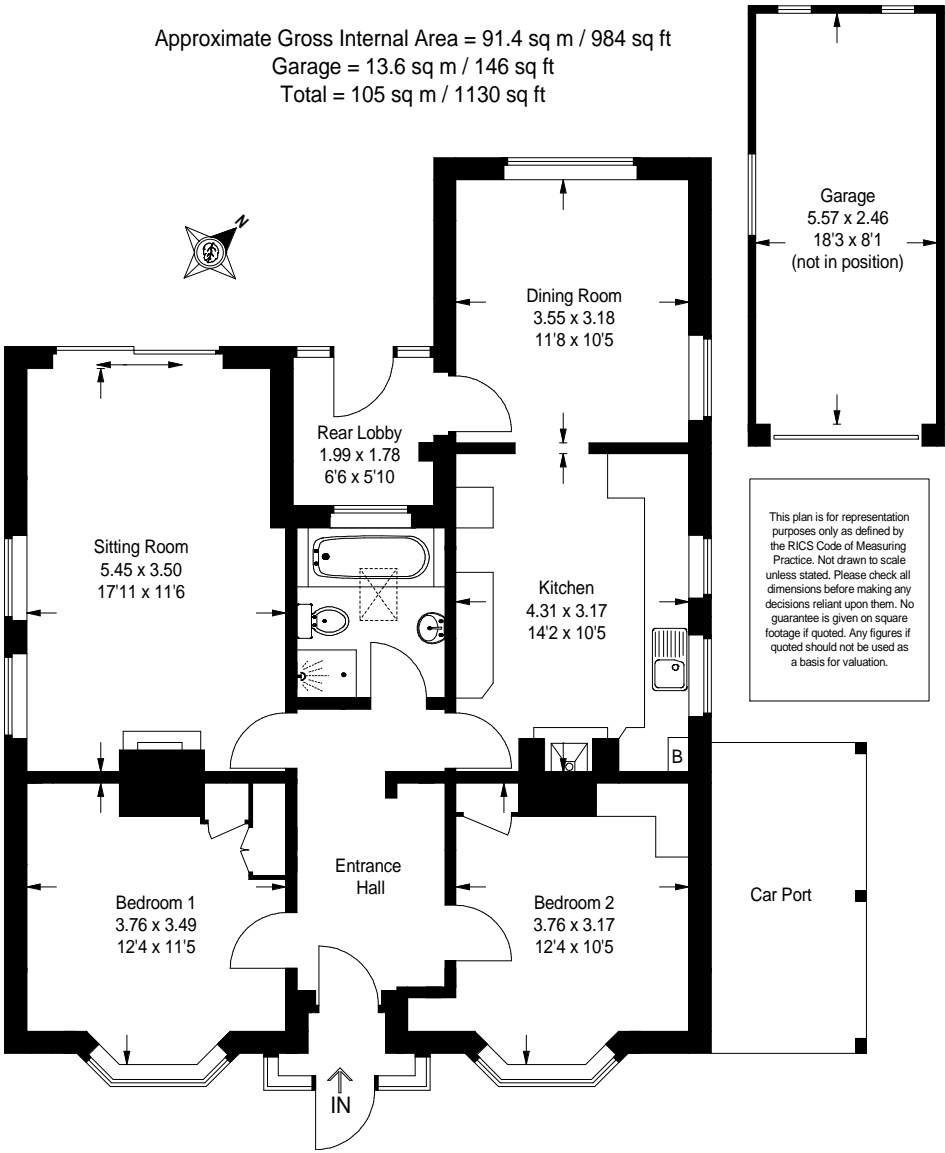
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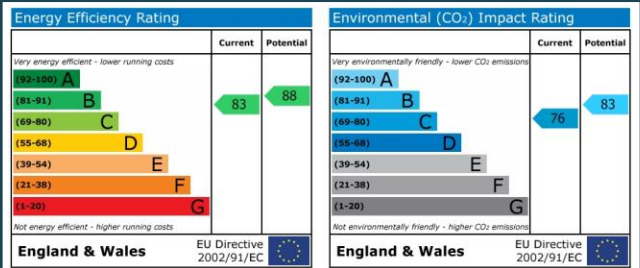


Milford Road, Elstead

Approximate Gross Internal Area = 91.4 sq m / 984 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 105 sq m / 1130 sq ft



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.



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.



Hyllvale, Milford Road
Elstead Surrey GU8 6HS

Price: Guide Price £459,500 Freehold








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DESCRIPTION: Hyllvale is a delightful two bedroom detached bungalow set in a large garden and occupying a great location being in a small cul-de-sac set back from the Milford Road and lying only a short distance from the village centre. The property is believed to have been built in the late 1930s and was subsequently extended and now provides bright and well planned accommodation as well as offering potential for further extension/possible loft extension, subject to obtaining any necessary consents. The accommodation comprises of an entrance porch and entrance hall, a dual aspect sitting room with patio doors leading out on to the rear garden, a dining room, kitchen, two double bedrooms and a bathroom. The property also benefits from gas fired central heating and double glazing. Outside a driveway provides off road parking and there is a small car port and garage. The garden is a particular feature extending to approximately 95ft and enjoying a good degree of privacy. The property is likely to appeal to purchasers seeking a bungalow with potential for improvement and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Dual Aspect Sitting Room
- Dual Aspect Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Driveway & Garage
- Large Garden
- Potential for Extension (STPP)

KEY FACTS

	DISTANCE TO STATION	
	Milford	3.6m
	DISTANCE TO A3 AND M25	
	A3	2.0m
	DISTANCE TO CENTRE	
	Elstead	0.3m
	DISTANCE TO SCHOOLS	
	Infant/Junior	0.8m
	COUNCIL TAX	
	Band	E



DIRECTIONS leave Godalming in a southerly direction on the A3100 passing through Milford village & turning right at the traffic lights following the signs to the A3 and Elstead. At the next roundabout take the second exit going over the A3 and then first left on the B3001 signposted to Elstead. Continue along this road for approximately two miles and turn right into a small slip road just by the sign for Elstead Village Tennis Club. Hyllvale will be found towards the end on the right.

