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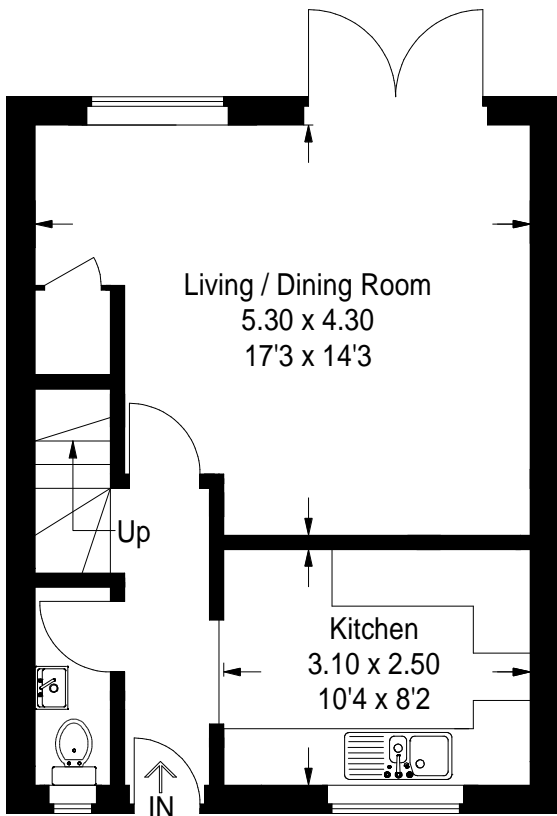
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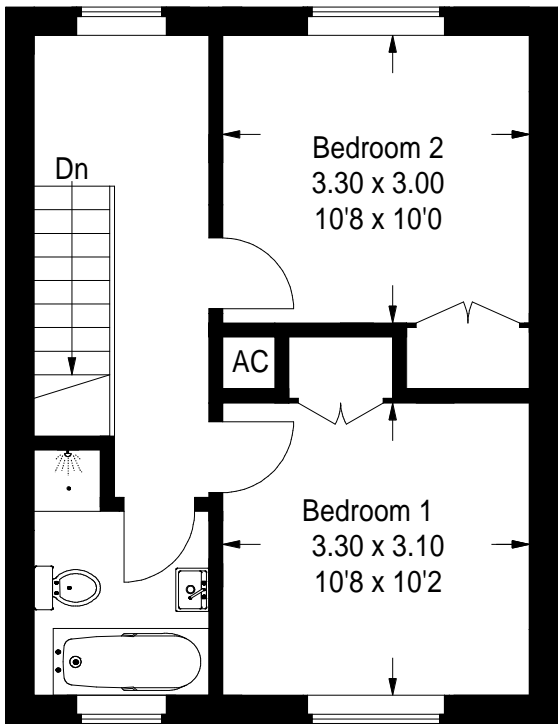


Martins Wood

Approximate Gross Internal Area
Ground Floor = 33.9 sq m / 365 sq ft
First Floor = 33.9 sq m / 365 sq ft
Total = 67.8 sq m / 730 sq ft



Ground Floor



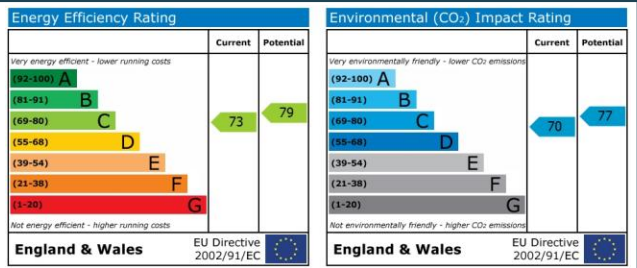
First Floor



This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



6 Martins Wood
Milford Godalming Surrey GU8 5DB

Price: £339,500 Freehold








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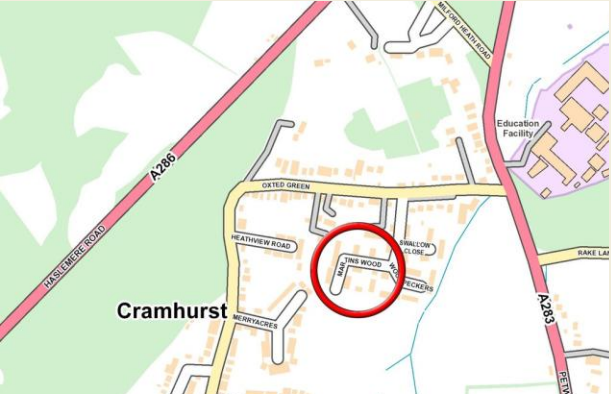
DESCRIPTION: 6 Martins Wood is located on a small residential development in an established area of Milford being within easy reach of excellent local amenities including schools to suite all age groups, a good range of local shops and Milford's main line station serving London Waterloo. Internally the house offers well planned, bright and spacious accommodation that includes on the ground floor a 17ft L' shaped living/dining room, kitchen and cloakroom. On the first floor there is a large landing which is presently used as a study area, bathroom and two double bedrooms both with built in wardrobes. The house also benefits from gas fired central heating and double glazed windows. Outside there is an open plan front garden. The rear garden has a small patio area and level lawn as well as a useful garden shed. The house is likely to appeal to purchasers seeking a modern and easy to maintain house in a village setting and internal viewing is highly recommended.

AT A GLANCE

- Easy Reach of Village Centre and Main line Station
- Entrance Hall
- 17ft x 14ft Living/Dining Room
- Kitchen
- Cloakroom
- Two Double Bedrooms
- Bathroom
- Gas Heating & Double Glazing
- Rear Garden
- Parking

KEY FACTS

	DISTANCE TO STATION	
	Milford Station	1m
	Godalming Station	2.8m
	DISTANCE TO A3 AND M25	
	A3	1.3m
	M25	16.4m
	DISTANCE TO CENTRE	
	Milford Village	0.7m
	Godalming	2.6m
	DISTANCE TO SCHOOLS	
	Infant	0.8m
	Junior	1.1m
	Secondary	0.3m
	COUNCIL TAX	
	Band	D



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 under the railway bridge along the Portsmouth Road. On reaching Milford village take the first exit at the mini roundabout into Church Road continuing on to the next roundabout and taking the first exit again this time on to the A283 Petworth Road. Continue along Petworth Road and just after the pedestrian crossing by Rodborough School take the right hand exit into Oxted Green and then first left into Martins Wood.

