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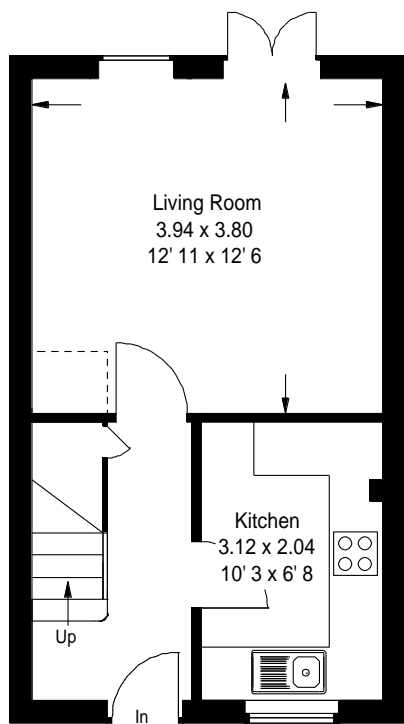
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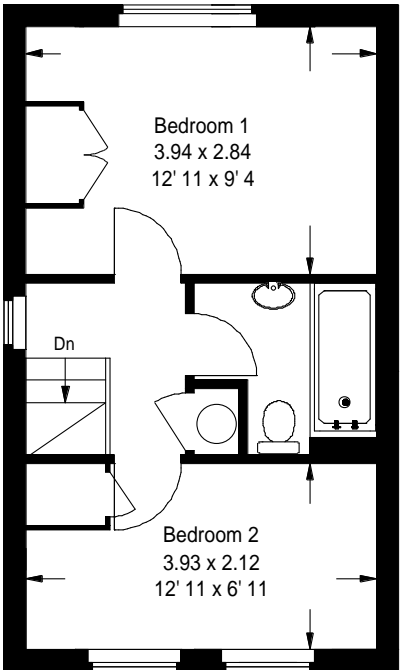


Badgers Cross
Milford

APPROX. GROSS
INTERNAL FLOOR AREA
599 SQFT / 55SQM



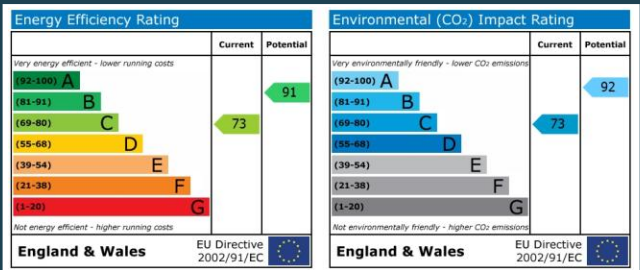
Ground Floor



First Floor



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.



43 Badgers Cross
Milford Surrey GU8 5DW

Price: £325,000 Freehold



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DESCRIPTION: 43 Badgers Cross is an attractive two bedroom end of terrace house occupying a great location set towards the end of a small private cul-de-sac close to the village centre and having easy access to a good range of local shops, mainline station and nearby A3 providing excellent road links to London and the south coast. The property was built in the 1980's and provides bright and well planned accommodation that comprises on the ground floor of an entrance hall, fitted kitchen and a delightful sitting room that has double doors leading out onto the rear garden. On the first floor there is a landing two bedrooms and bathroom. The property also benefits from gas-fired central heating, double glazing and from having two private parking spaces set at the front, while the garden is a particular feature of the property set to the side and rear and enjoying a good degree of seclusion. The property is likely to appeal to purchasers seeking a well-planned property in a convenient location and early inspection is highly recommended.

N.B. There is an annual service charge of approximately £15.00 per month to cover the cost of the upkeep and maintenance of the private road

AT A GLANCE

- Entrance Hall
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating
- Two Private Parking Spaces
- Attractive Rear Garden
- Private Cul-de-Sac
- Walking Distance of Village Centre

KEY FACTS

	DISTANCE TO STATION	
	Milford	1m
	DISTANCE TO A3 AND M25	
	A3	0.5m
	DISTANCE TO CENTRE	
	Milford	0.3m
	DISTANCE TO DOC's & DENTIST	
	Milford Church Road Surgery	0.5m
	COUNCIL TAX	
	Band	D



DIRECTIONS: Proceed out of Godalming in a southerly direction on the A3100 turning right at the roundabout opposite the Inn on the Lake and continuing under the railway bridge and on towards Milford village. On reaching the village take the second exit at the mini roundabout, continuing along the Portsmouth Road and just before you reach the traffic lights the turning for Badgers Cross will be found on your right hand side. Number 43 will be found towards the end of the cul de sac on the right.

