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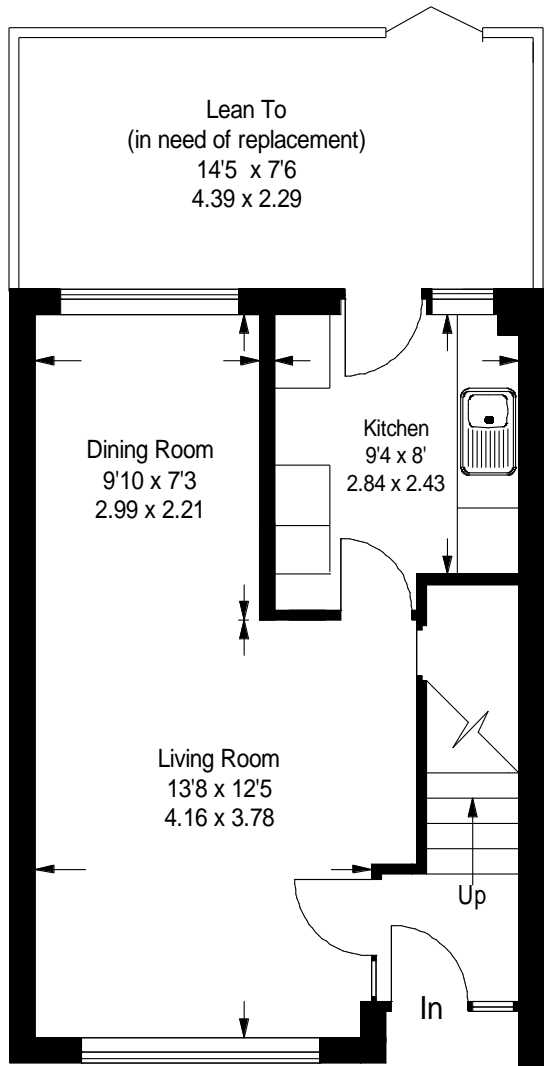


**Busdens Lane
Milford**

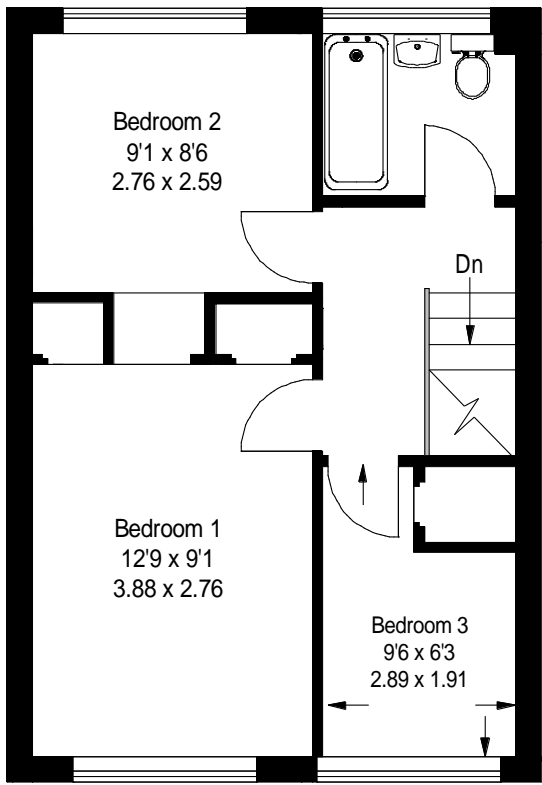
Approximate Gross Internal Area :-
Gnd Floor (inc lean to) 45.2 sq mt / 487 sq ft
First Floor 33.7 sq mt / 362 sq ft
Total 78.9 sq mt / 849 sq ft



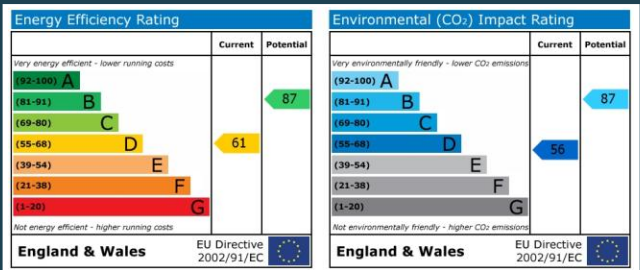
This plan is for representation purposes only. Reproduced from plans supplied by the Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis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



Ground Floor



First Floor



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.



3 Busdens Lane
Milford Surrey GU8 5JR

Price: £325,000 Freehold








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DESCRIPTION: 3 Busdens Lane is a well-planned three bedroom terraced family house forming part of an established residential cul-de-sac conveniently located being within easy reach of the village centre, main line station and popular local schools. The house was built in the 1970s and provides bright and well planned accommodation that would now benefit from some updating. The accommodation comprises on the ground floor of an entrance hall, good size living/dining room and kitchen. There is also a lean-to that is now in need of replacement that could be removed to make space for an extension, subject to obtaining any necessary consents. On the first floor there is a landing, three bedrooms and a bathroom. The house also benefits from gas fired central heating via radiators and is mostly double glazed. Outside, the front garden offers potential to provide off road parking, subject to any necessary consents and there is also a garage in nearby block. There is also an attractive level rear garden. The property is likely to appeal to purchasers seeking a family home that offers potential for improvement and early inspection is highly recommended.

AT A GLANCE

- Entrance Hall
- Living/Dining Room
- Kitchen
- Landing
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Front & Rear Gardens
- Garage in Block
- Popular Village Location

KEY FACTS

	DISTANCE TO STATION	
	Milford	1.2m
	Godalming	2.6m
	DISTANCE TO A3 AND M25	
	A3	1.3m
	M25	15.9m
	DISTANCE TO CENTRE	
	Milford	0.6m
	Godalming	2.6m
	DISTANCE TO SCHOOLS	
	Infant	0.4m
	Junior	1.4m
	COUNCIL TAX	
	Band	D



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 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 leads into Busdens Way. Continue along this road and take the second turning on the right hand side into Busdens Lane and Number 3 is the third house on the left.

