



Sandy Lane, Milford, Godalming, Surrey GU8 5BL

£2,000 pcm

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Bourne are pleased to bring to the market this beautifully presented, two bedroom detached bungalow in a popular residential area in Milford.

As you enter the property through the front door, you are greeted with a large entrance hall with access to the rest of the property, and is a great size making it an ideal dining area. The first doorway on the left of the hallway leads through into the spacious modern kitchen with integrated appliances, and benefits from a central island along with a number of wall mounted and base level units, in addition to a storage cupboard. From the kitchen there is access to the side of the property and rear garden. Moving further round to the left of the hallway, there are three good sized storage cupboards, and access into the two modern wet rooms with showers.

Further round the hallway are doorways leading into the two double bedrooms, both benefiting from fitted wardrobes and views across the rear garden. Finally to the right, is the spacious, double aspect living room with wood burner. From the living room, there is a good sized conservatory which would make a perfect study, and also leads out into the rear garden.

Outside, the property boasts beautiful front & rear gardens with a number of planted borders and garden ornaments. There are also a number of sheds providing ample storage for tools and furnishings. The property also benefits from driveway parking and a large garage. Offered to the market on a furnished or unfurnished basis. Sorry no pets.

Viewings are highly recommended.

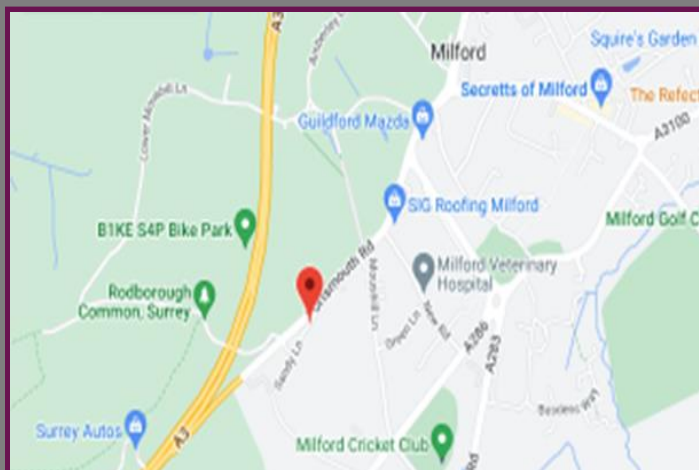
- ***AVAILABLE END OF JUNE***
- Two Bedroom Detached Bungalow
- Beautiful Front & Rear Gardens
- Spacious Living Room
- Modern Kitchen Suite With Appliances
- Two Double Bedrooms
- Two Wet Rooms
- Conservatory
- Garage & Driveway Parking
- Furnished Or Unfurnished



Floor Plan

Location

Witley village offers an excellent array of facilities with a village store, newsagents, Village hall, many local schools, playground and 2 popular pubs. Witley also benefits from a mainline train station with a direct link to London Waterloo in under an hour. Close by is an array of countryside, and Godalming town centre is also situated close by and to provides a more comprehensive range of amenities including a Waitrose and Sainsbury's. There are bus services available linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.