



Copperley Old Elstead Road

Milford Surrey GU8 5EE

Guide Price: £850,000 Freehold





- Excellent Family Home
- Close to Village Centre & Schools
- Easy Reach of Main Line Station & A3
- Sitting Room & Family Room
- Kitchen/Dining Room
- Utility Room & Cloakroom
- Four Bedrooms & Two Bathrooms
- Gas Heating & Double Glazed Window
- Off Road Parking for Several cars
- Large Secluded Rear Garden



A four bedroom detached family house with large garden located in an established residential no-through road on the outskirts of the popular Surrey village of Milford. The village and general area offer excellent local amenities including a wide range of shops as well as schools to suit all age groups and many acres of common and heathland. The commuter is also well served with Milford main line station serving London Waterloo in under the hour and access to the A3 close by.







Main Line Station – 1.3 miles (Waterloo approx. 45/50 mins)

Milford Centre – 0.6 miles Godalming – 2.6 miles

Infant School – 0.8 miles Junior School – 2.0 miles

Secondary School – 1.1 miles

Doctors – 0.8 miles Dentist – 0.6 miles

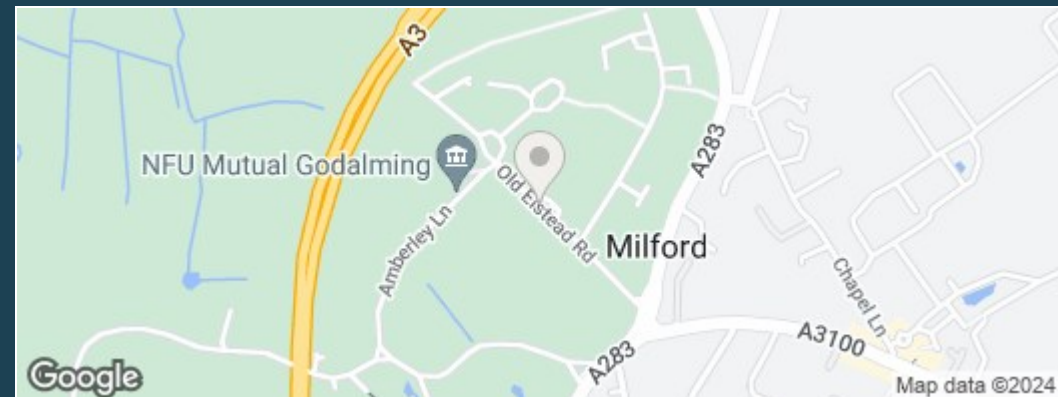
A3 – 0.6 miles M25 – 15.0 miles M3 – 15.0 miles

Council Tax Band - E Payable - £2,758.21 (2023/24)

Energy Efficiency Rating - C

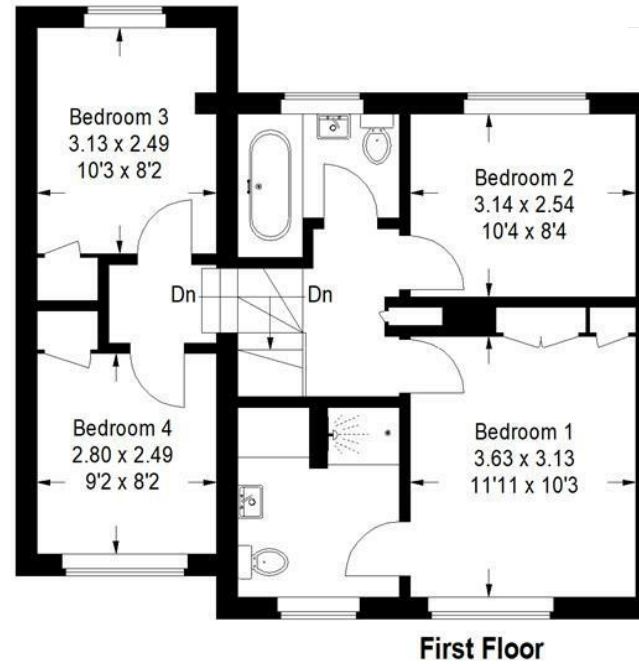
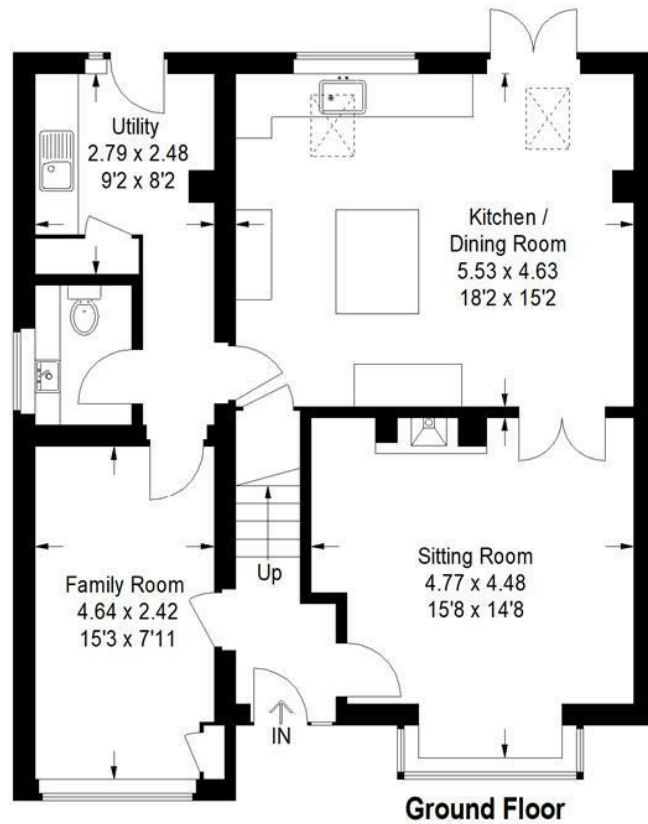


Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing on to Milford village. On reaching the mini roundabout at Milford village, take the second exit continuing along the Portsmouth Road. At the traffic lights turn right and then immediately left into the Old Elstead Road, Copperley will be found on your right hand side just after Manor Lea Road.



Old Elstead Road, Milford

Approximate Gross Internal Area
 Ground Floor = 78.4 sq m / 844 sq ft
 First Floor = 57.7 sq m / 621 sq ft
 Total = 136.1 sq m / 1465 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.



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Note: 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. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.