



17 Lower Manor Road

Milford Godalming Surrey GU8 5JH
Asking Price: £699,950 Freehold





- Newley Refurbished to a High Specification with Works Including New Plumbing, Boiler, Heating System & Electrics
- No Onward Chain
- Easy Reach of Village Centre & Main Line station
- 22ft Double Aspect Living Area
- Open Plan Kitchen/Dining Room with Full Range of Appliances
- Utility Room & Adjoining Cloakroom
- Three Good Sized Bedrooms
- Large Family Bathroom & En-Suite Shower Room
- Partly Walled & Secluded Rear Courtyard Garden
- Private Front Garden & Off Road Parking for Several Cars



A sympathetically refurbished Victorian end of terrace house offering a high level of specification with well planned, bright and spacious accommodation. The house occupies a great location close to the village centre with its excellent local shops, services, bus routes, popular schools and main line station.







Milford Main Line Station – 1.4 miles (Waterloo approx. 50 mins)

Milford Village Centre – 0.4 mile Godalming – 2 miles

Infant School – 0.3 mile

Secondary School – 0.9 miles - Doctors – 0.5 miles Dentist – 0.4 miles

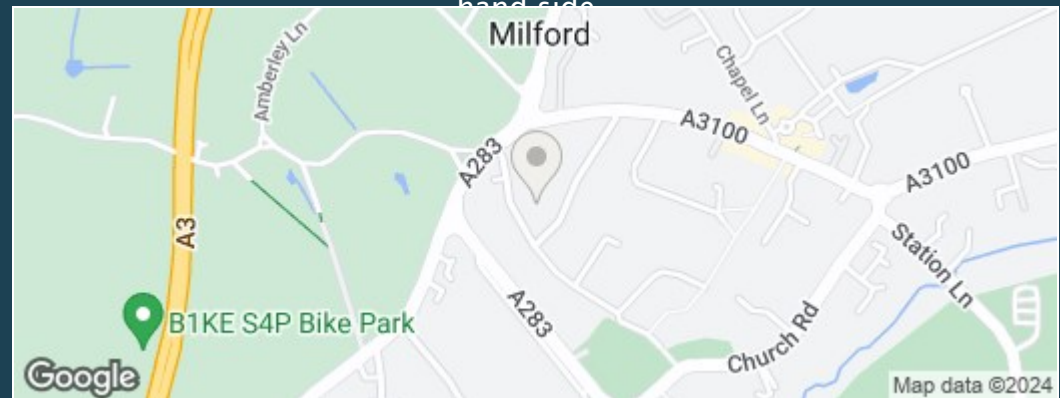
A3 – miles 0.7 miles M25 – 15.1 miles M3 – 14.7 miles

Energy Efficiency Rating D

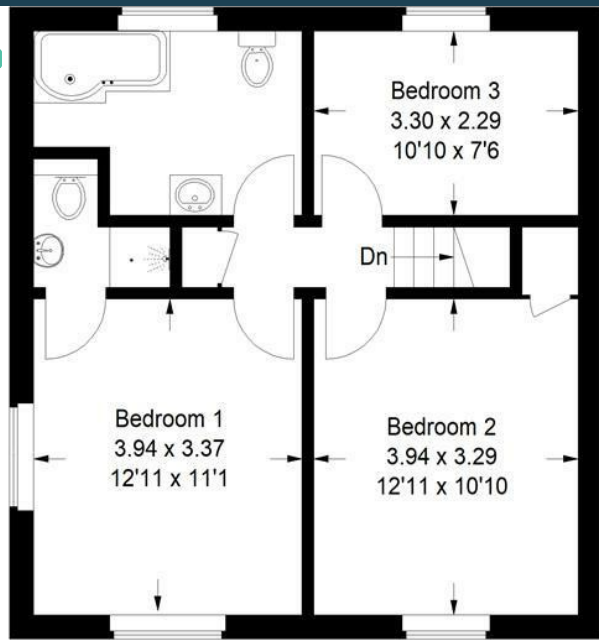
Council Tax Band – E Payable £2805.82 (2023/24)



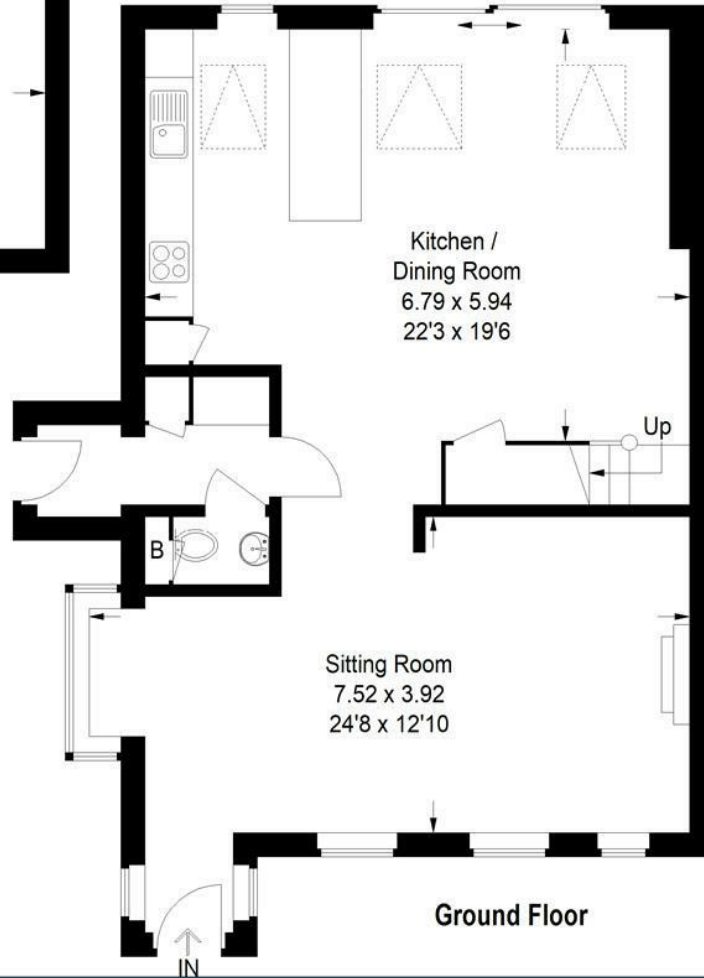
Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by the Inn on the Lake take the right hand exit continuing under the railway bridge and on towards Milford Village. On reaching Milford Village take the second exit at the mini roundabout continuing along the Portsmouth Road. Then take the fourth turning on your left hand side into Upper Manor Road. Continue to the end of Upper Manor Road and turn right into Lower Manor Road. Number 17 Lower Manor Road will be found after a short distance on your right hand side.



Lower Manor Road



First Floor



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 72.8 sq m / 784 sq ft
 First Floor = 49.6 sq m / 534 sq ft
 Total = 122.4 sq m / 1318 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.

