



01483 419300
www.emery-orchard.co.uk
FOR SALE

6 Upper Springfield

Elstead Surrey GU8 6EQ

Asking Price: £450,000 Freehold



- No Onward Chain
- Easy Reach of Village Centre
- Potential for Loft Conversion/Extension (STPP)
- Living Room
- Sun Room
- Kitchen
- Two Double Bedrooms & Shower Room
- Gas Heating & Double Glazed Windows
- South Facing Garden
- Driveway and Semi-Detached Garage (Restricted Access)



A two bedroom detached bungalow offering potential for a loft conversion or extension (STPP). The property has a south facing garden and is located in an established residential area that is within easy reach of the village centre with its excellent range of local amenities.





Main Line Station – Milford 3.6 miles (Waterloo approx. 50 mins)

Village Centre – 0.3 miles Godalming – 4.7 miles

Primary School - 0.7 miles

Secondary School – 3.7 miles Doctors – 0.1 miles Dentist – 0.3 miles

A3 – 2.2 miles M25 – 16.7 miles M3 – 11.3 miles

Energy Efficiency Rating = C

Council Tax Band D – Payable £2248.13 (2023/24)



Proceed out of Godalming in a southerly direction towards Milford on the A3100 passing through the village and at the traffic lights turning right following the signs to the A3 and Elstead. At the roundabout take the second exit going over the A3 and then take the first exit left onto the B3100 continuing along this road and on towards Elstead village. On entering the village take the first turning on your left into Springhill and then the second turning on your right into Upper Springfield. Number 6 will be found after a short distance on your left hand side.





Emery & Orchard
ESTATE AGENTS

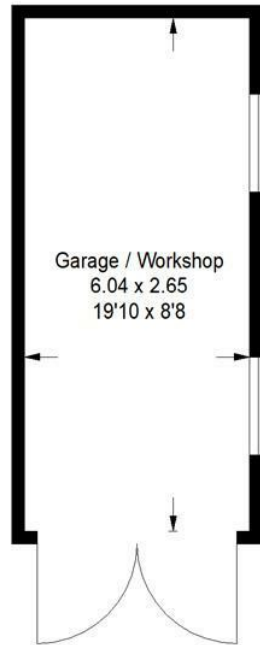
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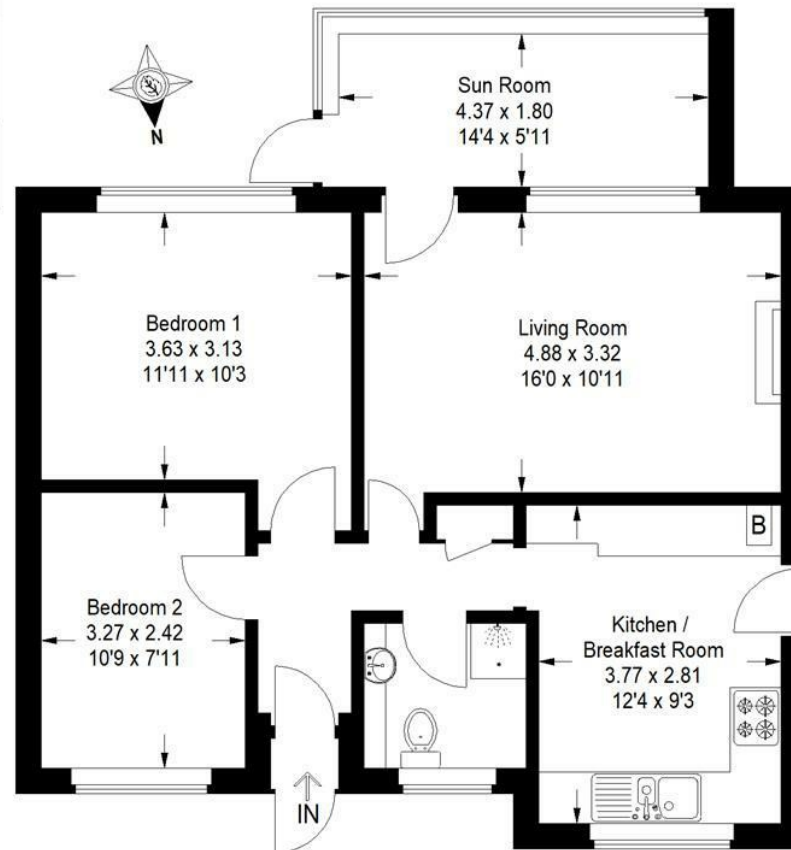
Upper Springfield, Elstead

Approximate Gross Internal Area = 68.6 sq m / 738 sq ft
Garage = 16 sq m / 172 sq ft
Total = 84.6 sq m / 910 sq ft



(Not in position)

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.



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.

