



11 Manor Lea Close

Milford Godalming Surrey GU8 5EH

Asking Price: £379,950 Freehold



- No Onward Chain
- Small Established Cul-De-Sac
- Easily Converted into Three Bedrooms
- Walking Distance to the Popular Secretts Farm Shop and Elizas Tea Room.
- 24ft L-Shaped Living/Dining Room
- Kitchen including Recently Fitted Boiler (Dec 2023)
- Two Double Bedrooms & bathroom
- Gas Heating & Double Glazed Windows
- Enclosed South/West Facing Rear Garden
- Garage in Seperate Block



A two bedroom terrace house with garage set in a small established cul-de-sac located on the outskirts of the popular village of Milford, being within easy reach of the A3 and main line station (London Waterloo 50mins)





Milford Main Line Station – 1.2 miles (Waterloo approx. 50 mins)

Milford Village Centre – 0.5 mile Godalming Town centre – 2.2 miles

Infant School – 0.7 mile

Secondary School – 1.0 miles - Doctors – 0.5 miles Dentist – 0.6 miles

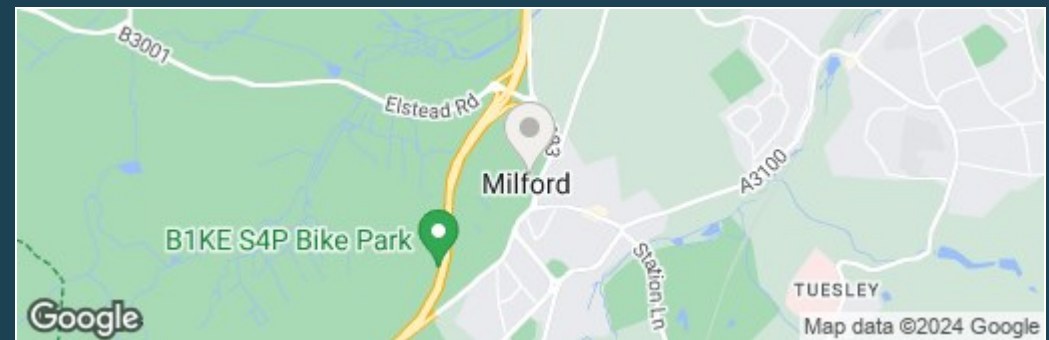
A3 – miles 0.7 miles M25 – 15.0 miles M3 – 14.7 miles

Energy Efficiency Rating - C

Council Tax Band D – Payable ££2256.71 P.A.

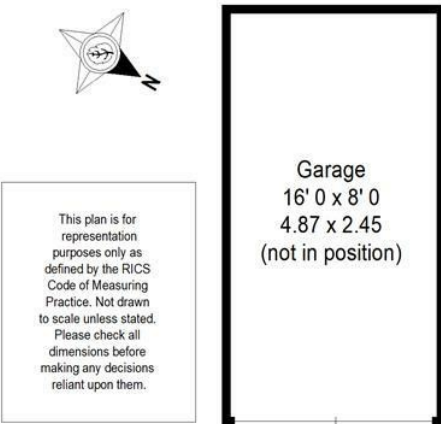
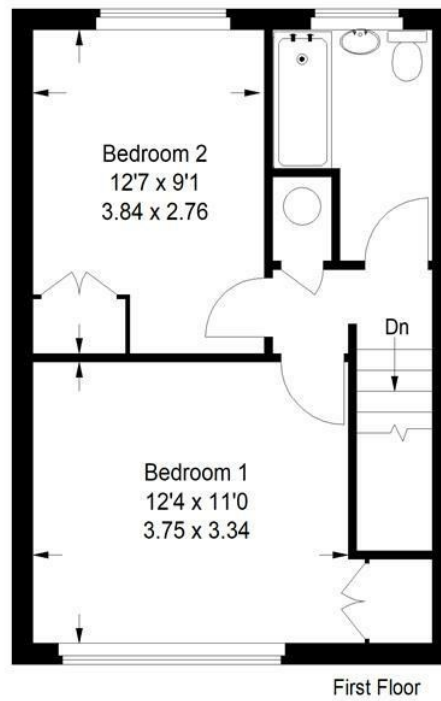
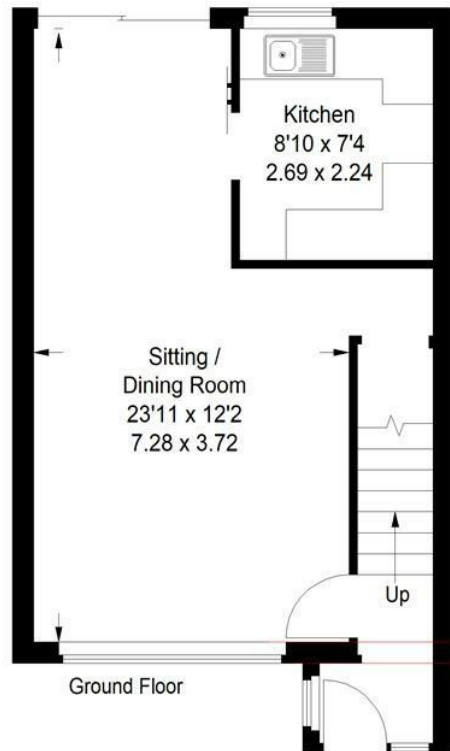


Leave Godalming in a southerly direction on the A3100 turning right at the roundabout by The Inn on the Lake and continuing on to Milford village. On reaching Milford village take the second exit at the mini roundabout continuing along the Portsmouth Road and at the end of the Portsmouth Road at the traffic lights turn right and then almost immediately left at the next set of traffic lights into Old Elstead Road. Take the first turning on your right into Manor Lea Road and Manor Lea Close



Manor Lea Close Milford

APPROX. GROSS
INTERNAL FLOOR AREA
(excluding garage)
763 SQFT / 70 SQM



Emery &
Orchard
ESTATE AGENTS

01483 419 300

20 High Street
Godalming
Surrey
GU7 1EB

email:office@emery-orchard.co.uk

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.

