



## 8 Busdens Way

Milford Godalming Surrey GU8 5JP  
Asking Price: £439,500 Freehold









- Short Level Walk to the Village Centre
- Easy Reach of Main Line Station & A3
- Recently Extended & Refurbished
- Living/Family Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Gas Heating & Double Glazed Windows
- Enclosed Rear Garden with Outlook over Woodland
- Garage & Off Road Parking



A recently extended and refurbished three bedroom mid-terrace family house with garage and parking located in an established residential road conveniently located within easy reach of local shops, schools and main line station.















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

Milford Village Centre – 0.6 miles Godalming – 2.2 miles

Primary School – 0.4 miles Junior School – 1.2 miles

Secondary School – 0.2 miles

Doctors – 0.6 miles Dentist – 0.6 miles

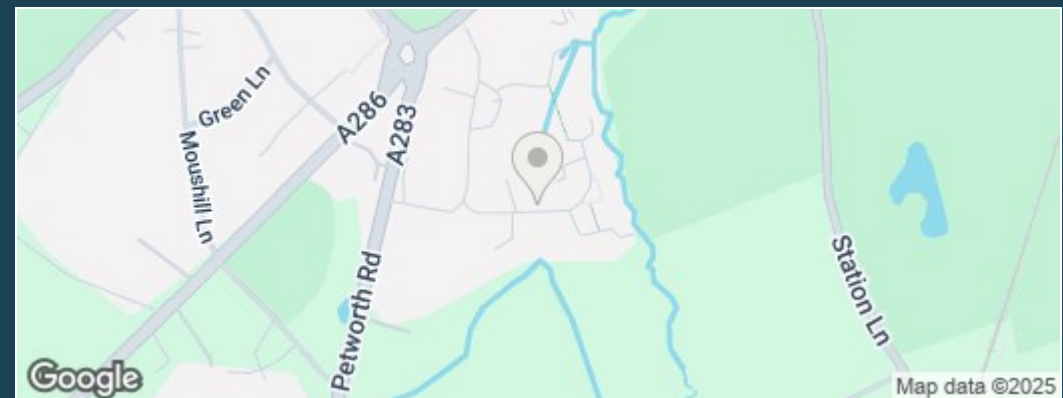
A3 – 1.1 miles M25 – 15.5 miles M3 – 15.1 miles

Council Tax Band - D Payable - £2,364.73 (2023/24)

Energy Efficiency Rating D



Directions: Leave Godalming in a southerly direction on the A3100 towards Milford. On reaching Milford village take the first exit at the mini roundabout into Church Road. Continue to the next roundabout and take the first exit again this time onto the A283 Petworth Road. Take the first turning on your left hand side into Milford Lodge. As the road starts to bear round to the left take the right hand turn which is a continuation of Milford Lodge which then leads into Busdens Way.





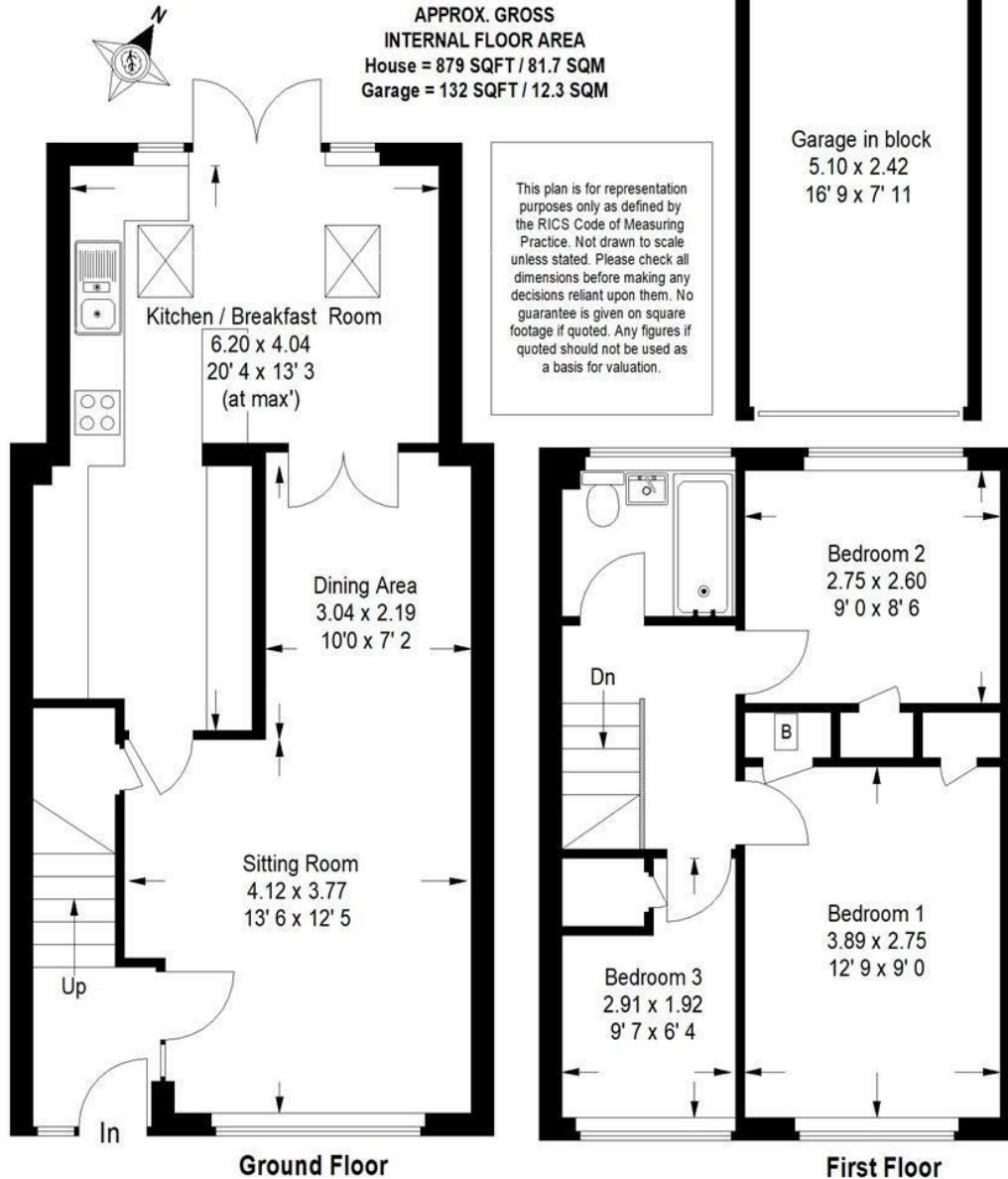
# Busdens Way, Milford

ZOOPLA

APPROX. GROSS  
INTERNAL FLOOR AREA  
House = 879 SQFT / 81.7 SQM  
Garage = 132 SQFT / 12.3 SQM

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.

Garage in block  
5.10 x 2.42  
16' 9 x 7' 11



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.