



3 Pinks Mews Church Road

Milford Surrey GU8 5JD

Guide Price: £410,000 Freehold





- Short Walk Of Village Centre & 0.8 of Mile To Station
- No Onward Chain
- Entrance Hall & Cloakroom
- Sitting Room
- Fitted Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom & En-suite Shower Room
- Double Glazing & Gas Central Heating
- Two Parking Spaces
- Easily Maintained South West Facing Garden



A fabulous two bedroom semi detached house providing bright and well proportioned accommodation that includes an entrance hall, cloakroom, delightful sitting room and fitted kitchen/dining room, both with double doors leading onto an easily maintained south westerly facing garden. There are two double bedrooms, an ensuite shower room and 2nd bathroom. The house also benefits from double glazing, gas central heating and two private parking spaces. The property occupies a great location, set in a small private cul de sac, only moments from the village centre with its excellent shops and facilities, popular schools, nearby bus routes and station.







Main Line Station – 0.8 miles (Waterloo approx. 55 mins)

Village Centre – 0.2 miles Godalming – 2 miles

Infant School – 0.1 miles Junior School – 1.4 miles

Secondary School – 06 miles

Doctors – 0.2 miles Dentist – 0.4 miles

A3 – 1.1 miles M25 – 16 miles M3 – 14.7 miles

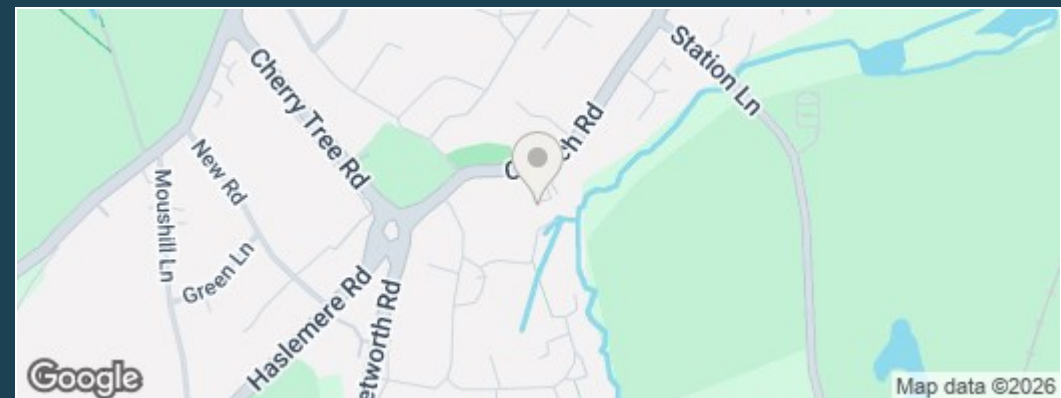
Council Tax Band – D Payable – £2,594.03 (2026/27)

EPC Rating – C

Maintenance For Private Road – Shared



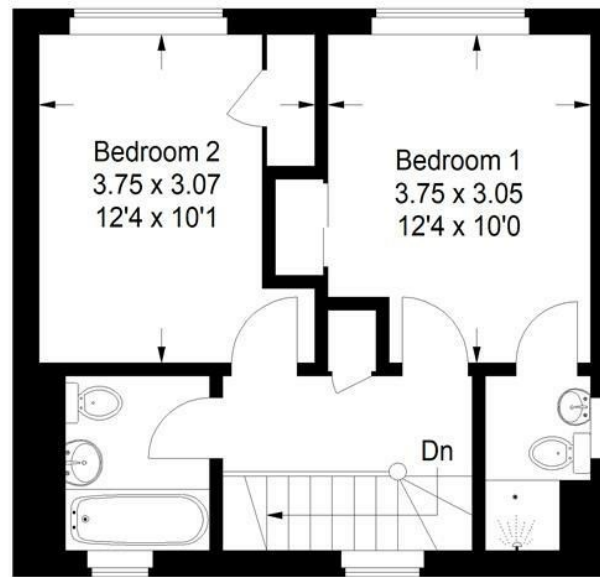
Directions: From Godalming proceed in a southerly direction on the A3100, taking the right hand exit at the mini roundabout by the Inn On The Lake, passing under the railway bridge onto the Portsmouth Road. Continue for just over 1 mile and on reaching the mini roundabout at Milford take the 1st exit into Church Road. Continue along Church Road and take the second turning on your left hand side, just after the pedestrian crossing and just before the shops, into Pinks Mews.



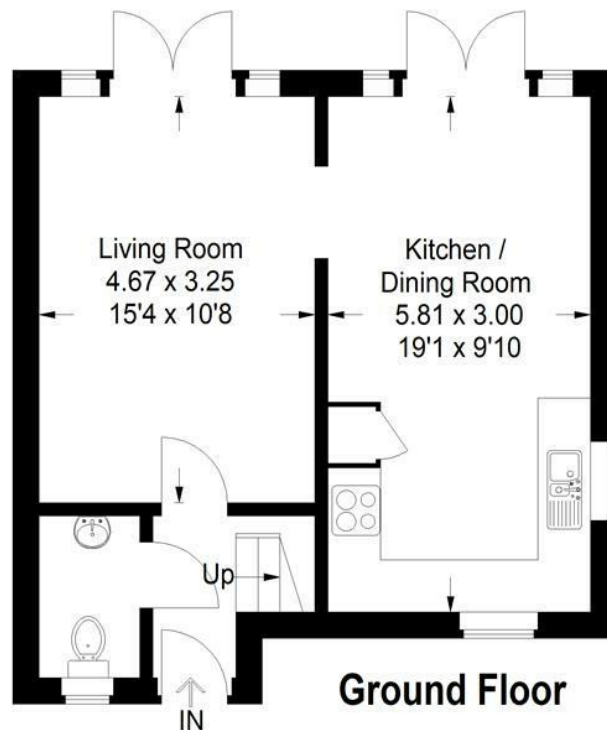
Church Road, Milford

Approximate Gross
Internal Area
76.5 sq m / 824 sq ft

ZOOPLA



First Floor



Ground Floor



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



**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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.