

Bourne
ESTATE AGENTS



4 Swallow Close, Milford, Godalming, Surrey, GU8 5DJ

Asking Price £375,000

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Nestled in a pleasant Milford cul-de-sac, this two-bedroom terraced home is a great fit for first-time buyers or locals looking to downsize. The entrance hall with handy storage leads to a spacious open-plan living area. The modern kitchen, featuring integrated appliances, seamlessly connects to a dining room with garden access.

Upstairs, two double bedrooms, including one with fitted wardrobes, share a well-appointed family bathroom. The low-maintenance garden boasts paving stones, raised beds, a shed, and covered storage accessible from the rear.

In move-in-ready condition, this versatile home caters to many different needs. Don't miss the chance to explore this property in the sought-after Swallow Close cul-de-sac. Viewings are highly recommended.

Tenure: Freehold

Council Tax: Band C

- Two Bedroom
- Terraced
- Open Plan
- Ideal First Time Buy
- Modernised Throughout
- Separate Dining Room
- West Facing Garden
- Rear Access



Floorplan

Swallow Close, Milford, Godalming, GU8

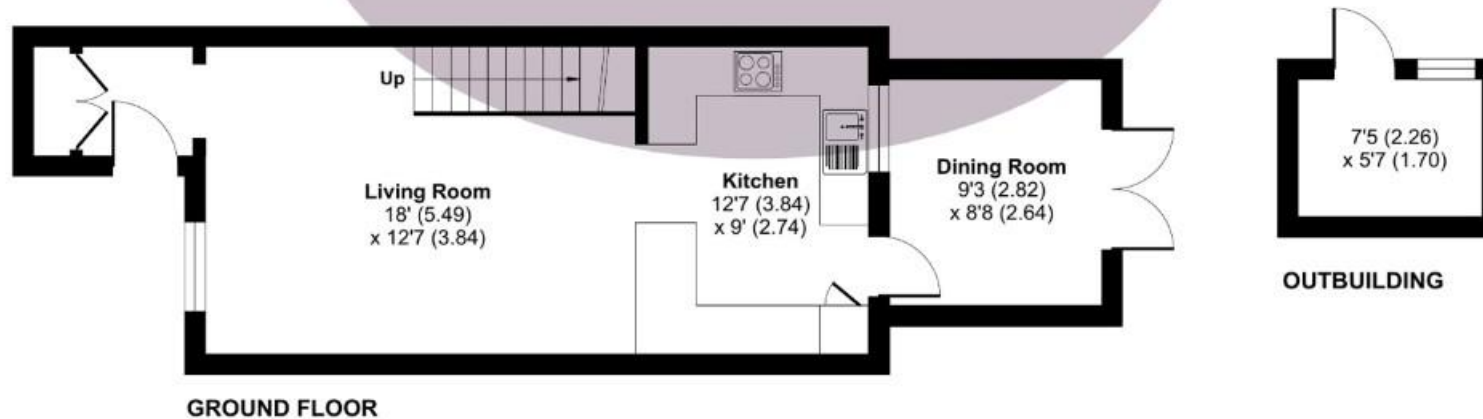
Approximate Area = 804 sq ft / 74.6 sq m

Garage = 128 sq ft / 11.8 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 975 sq ft / 90.3 sq m

For identification only - Not to scale

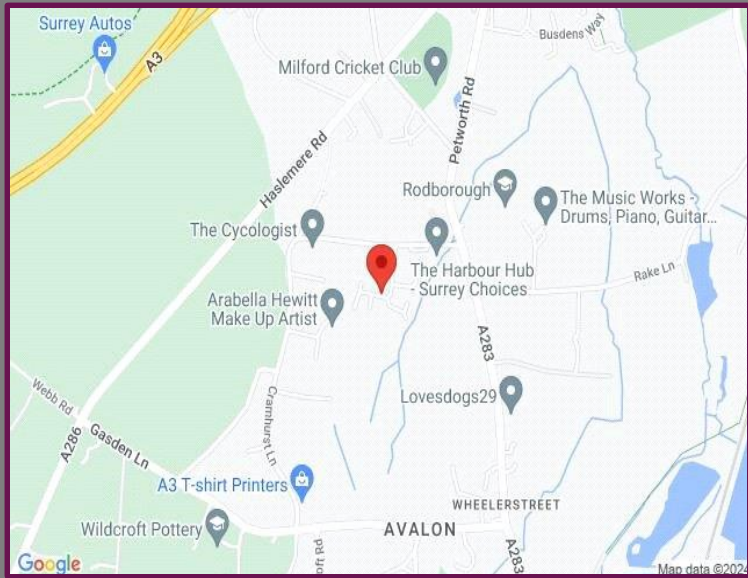


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1074544

Location

Set within the historic and beautiful area of Witley. There are endless places to walk and enjoy plus some popular pubs nearby. There is a local bus service, and Milford train station is just 1.3 miles away. Godalming is just over 3 miles away.

The area also has a good selection of schools nearby with Witley Infant School, Chandler C of E Junior School and Rodborough Academy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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