

Bourne

ESTATE AGENTS



9 Cherry Tree Road, Milford, Godalming, Surrey, GU8 5AX

Asking Price £290,000



# 9 Cherry Tree Road, Milford, Godalming, Surrey, GU8 5AX

This spacious ground floor maisonette has much to offer its future owners, being generously proportioned both inside and out, boasting a garden bigger than many three-bedroom family homes circa 180ft and better yet, West facing!

Stepping inside you enter into a large entrance hallway which provides access to both bedrooms, the bathroom, living room and kitchen diner as well as benefitting from two fitted storage cupboards.

The bedrooms are both well sized double bedrooms, and both have a small yet helpful built in storage cupboard.

The Living room is located to the front of the property and is also a good size and has an additional storage cupboard.

The kitchen much like the rest of the property is a sizeable room, with a dedicated kitchen space and dining space to the other end of the room which enjoys pleasant views over the garden, also located off the kitchen is a conservatory which provides access to the garden.

The bathroom is fitted with a three-piece suite comprised of a shower, sink & W/C

Additionally, the property offers a built-in brick storage shed located externally, to the side of the property.

One of the significant benefits this property has to offer is its enormous garden which is circa 180ft long and could be a dream come true for keen gardeners.

Tenure: Leasehold

Annual Service Charge: £300

Service Charge Review Period: Annual

Annual Ground Rent: 10

Lease Length Remaining: 86 Years

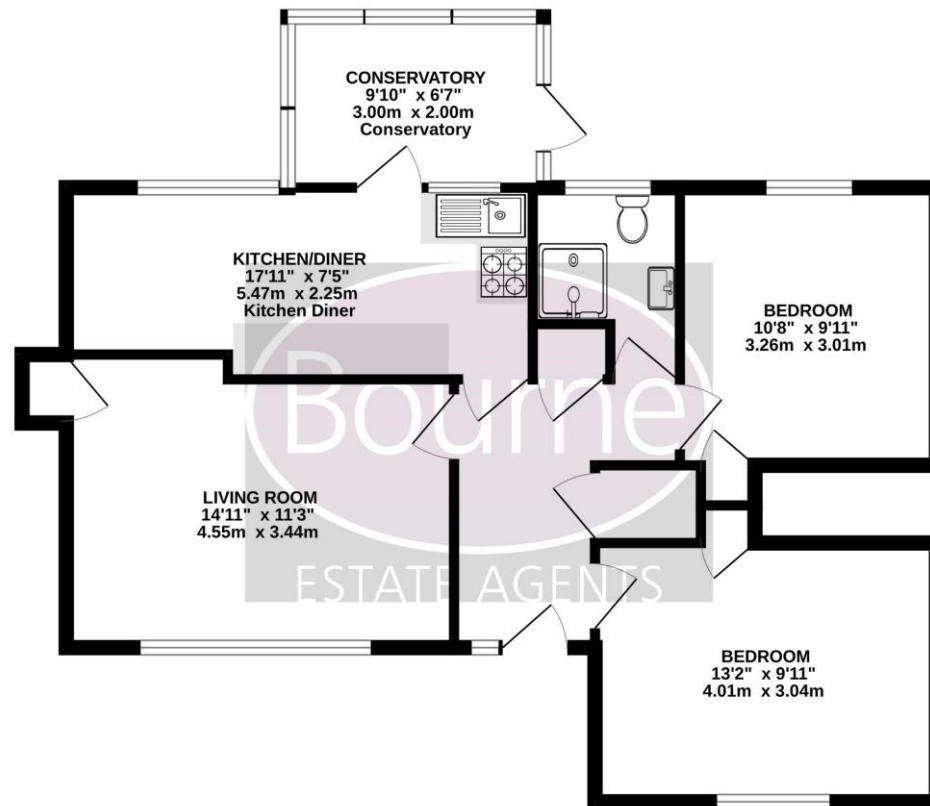
Council Tax: Band C

- Ground Floor Maisonette
- Chain Free
- Enormous Garden circa 180 Ft
- West Facing Garden
- Two Double Bedrooms
- Conservatory
- Leasehold
- Ideal First Time Buy



# Floorplan

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.

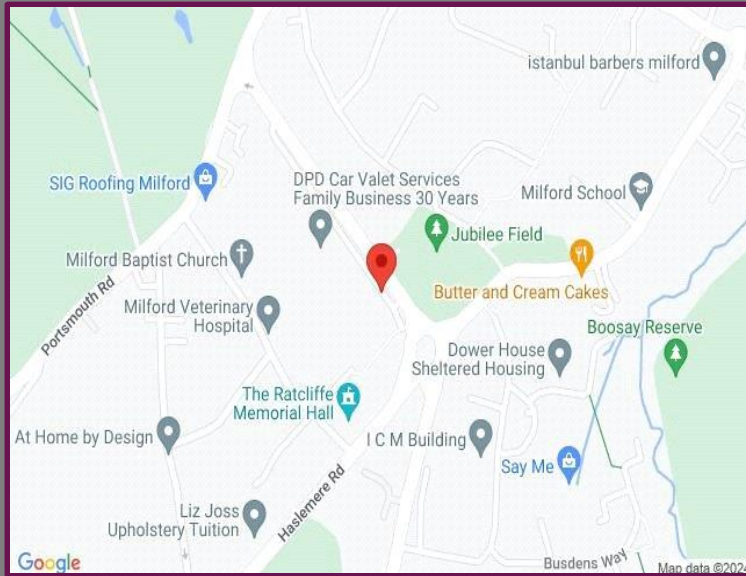


TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

# Location

Milford, the charming village in which the property is located, retains a strong village atmosphere and is famous for being home to the historic Secretts Farm Shop, as well as its award-winning farmers' market. The village benefits from excellent transport links, with Milford railway station providing direct access to London Waterloo and Portsmouth via the Portsmouth Direct Line. Nearby Godalming is just an 5-minute drive away, and Guildford can be reached in just 15 minutes via the A3, making this bungalow the perfect retreat for those looking for a peaceful and connected village lifestyle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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