



3 Woodpeckers, Milford, Godalming, Surrey, GU8 5DL

Asking Price £375,000

# 3 Woodpeckers, Milford, Godalming, Surrey, GU8 5DL

This beautifully appointed two-bedroom house is located in a quiet cul-de-sac on the outskirts of Milford Village and backs onto quiet woodland.

Entering the house from the covered porch area, you will find a hallway with the kitchen on the left and the main living area at the back.

The kitchen is neutrally decorated with tiled splashbacks and includes an array of fitted base and wall units as well as built-in oven, hob and extractor.

Moving to the back, there's a spacious living room/diner with wood flooring throughout and an under stairs storage cupboard. This room offers access via French doors into the garden and views over the woodland to the rear.

Upstairs, there are two generous double bedrooms, the rear one being slightly larger and overlooking the garden and woodland. The front bedroom includes a built-in cupboard. The stunning family bathroom on this floor has been beautifully renovated and features a bath with an overhead rain shower, wash hand basin and WC.

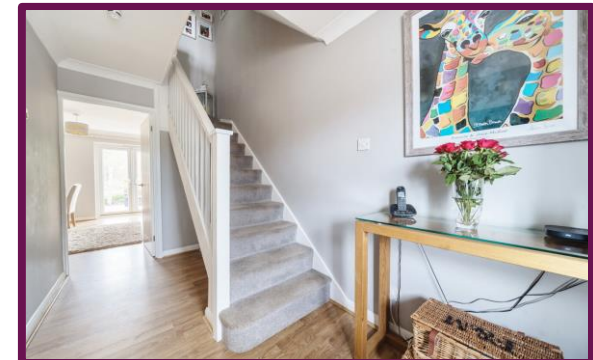
Outside, the rear fully enclosed garden is currently paved for easy maintenance, there are plant and shrub borders and plenty of space for entertaining, there is a rear access for garden furniture and wonderful views over the woods and trees behind making it an ideal space to relax.

To the front of the house are two allocated and numbered parking spaces which is an excellent benefit to prospective purchasers.

Tenure: Freehold

Council Tax: Band C

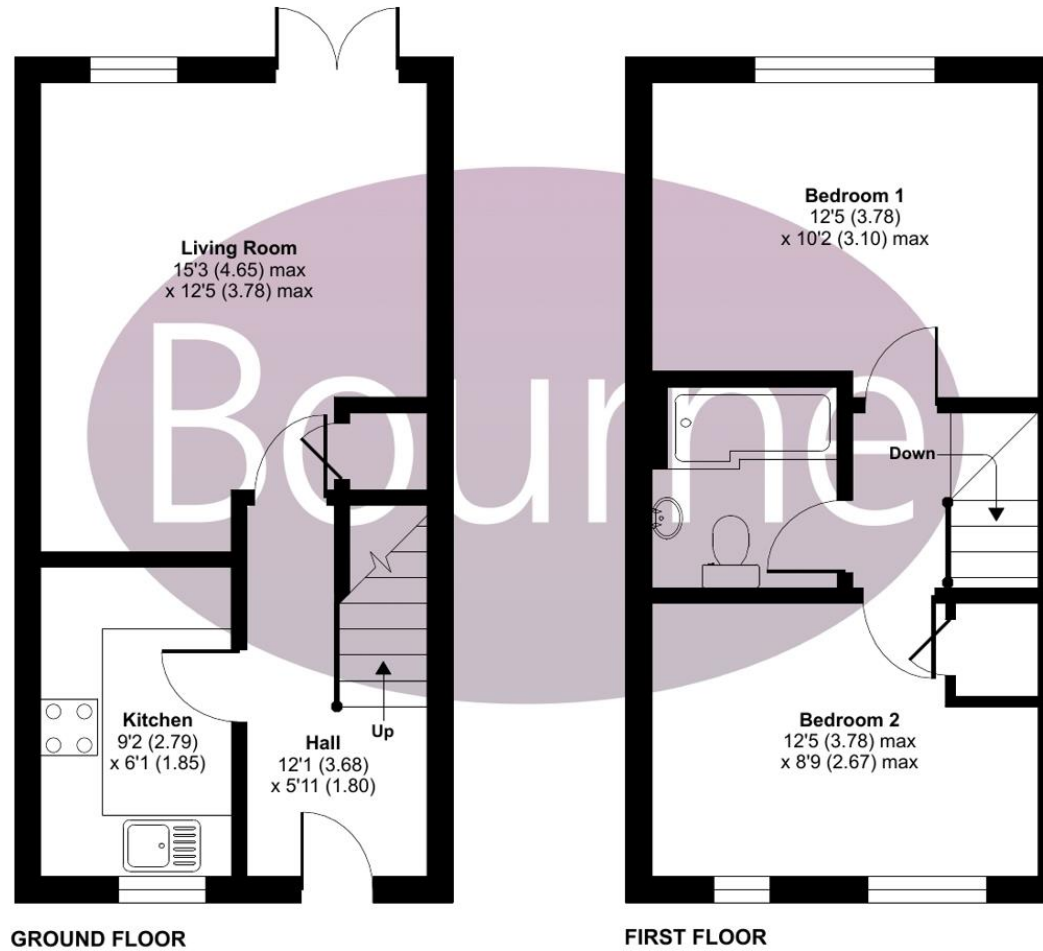
- Two Double Bedrooms
- Living Room
- Modern Kitchen
- Beautiful Bathroom
- Cul-De-Sac Location
- Two Parking Spaces
- Excellent Condition
- Backing Onto Woodland
- Enclosed Garden with Rear Access
- Ideal First Time Buy



## Woodpeckers, Milford, Godalming, GU8

Approximate Area = 640 sq ft / 59.5 sq m

For identification only - Not to scale

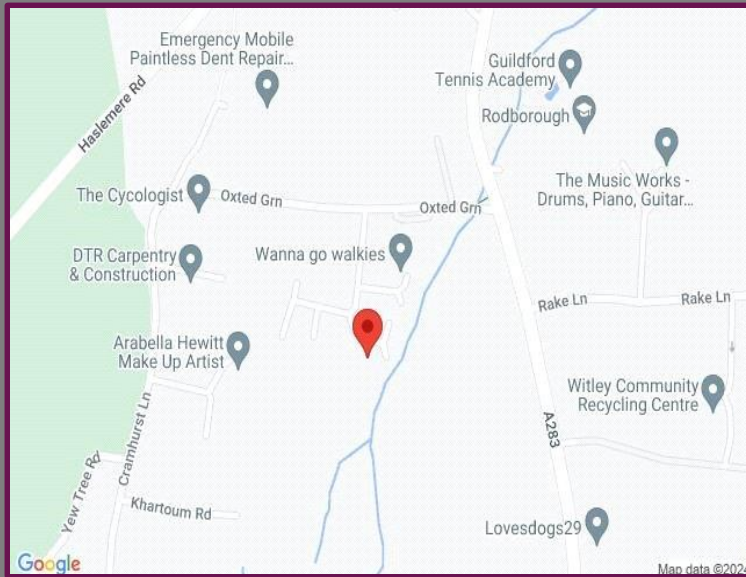


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1109757

# Location

Set within the historic and beautiful area of Milford. 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 Milford Infant School, Witley Infant School, Chandler C of E Junior School and Rodborough Academy all nearby.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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