



Witley

Guide Price £449,950 (Freehold)

Situated within the heart of this popular village, and within easy reach of the highly sought after local schools, two village pubs and both Milford and Witley main line stations, this well presented and well maintained 3 bedroom end of terrace home enjoys an attractive corner plot, conservatory, double glazing and a single garage. EPC: D



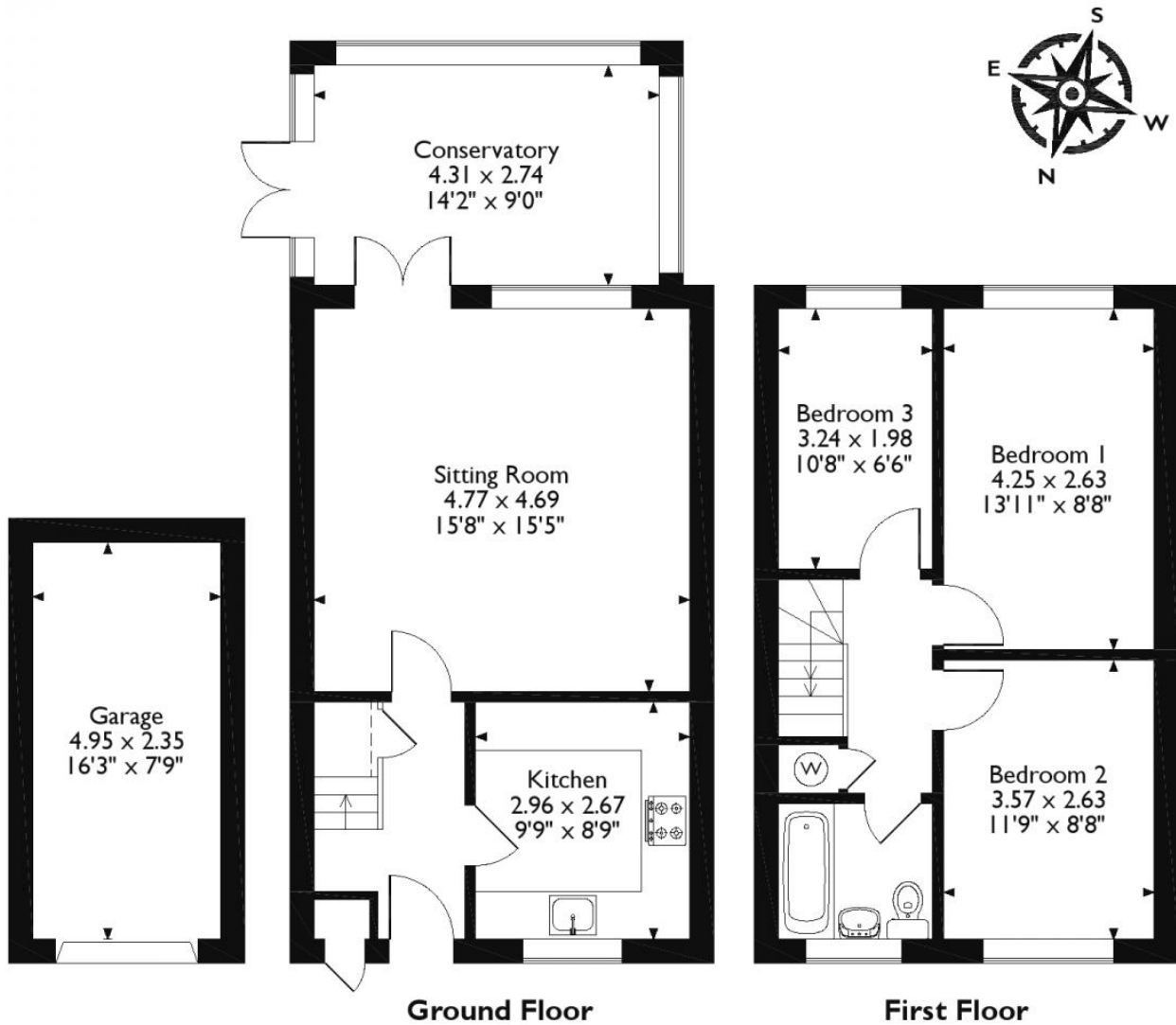
Located at the end of a popular cul de sac in the heart of Witley village and within easy reach of the highly sought after local schools, as well as both Milford and Witley stations, this well presented and well maintained end of terrace home enjoys an attractive corner plot, offering potential to extend at the side, subject to the usual planning consents, double glazing, parking and a single garage.

The front door opens into the entrance hall with stairs to first floor and useful understairs storage cupboard. The front aspect kitchen is fitted with a range of base and eye level units with integrated fridge/freezer, space and plumbing for washing machine and dishwasher, gas hob with extractor above and a recently installed double oven below. The sitting/dining room has double doors leading into the conservatory which was installed in 2011 by P&P Glass, which in turn has double doors opening out to the attractive enclosed rear garden.

On the first floor landing there is an airing cupboard, together with access to the loft space, which has been part boarded and insulated. There are three bedrooms, consisting of two doubles and a single, together with a family bathroom comprising a white suite of bath with power shower over, wc and wash basin.

Floorplan

Approximate Gross Internal Area
Main House = 87 Sq M/935 Sq Ft
Garage = 12 Sq M/125 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions

Witley village is surrounded by wonderful countryside, ideal for walking, cycling and riding. Witley Station provides direct access into Waterloo, taking approx 55 minutes, and the A3 linking the M25 and London's airports is approx 1.75 miles from the village centre. There is a newsagent and general store/wine merchants in the village, as well as doctors and dentist surgeries and 2 historic village inns. There are a number of shops covering day-to-day needs in Milford village (approx 1.5 miles from the village centre) including the renowned Farm Shop, chemist and fresh fish shop, and Godalming's picturesque and historic town centre with its restaurants, individual shops and superstores is around 2 miles further on. Guildford with its multitude of shops, theatres, cinemas and restaurants is approx 6 miles away and there are bus and train connections from Witley to all of the above-mentioned towns and villages. There is an excellent selection of schools in the area that cater for most ages and denominations, both in the public and private sectors.





IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.