

warren  
powell-richards

3 Barn Court, Milford Road | £259,950

Elstead | Surrey | GU8 6HN





## 3 Barn Court, Milford Road

Elstead, Surrey, GU8 6HN

£259,950 Leasehold

- Godalming town centre and mainline train station 5.2 miles
- Farnham town centre and mainline train station 5.3 miles
- Milford mainline train station 4 miles
- Guildford 13.4 miles
- A3 2.5 miles
- M25 14 miles

## A well proportioned 2 bedroom maisonette with garage in the heart of Elstead

- Open plan sitting and dining room
- Kitchen with range of appliances and door to outside
- Two double bedrooms
- Family bathroom with modern white suite
- Single garage and parking
- Level walk to all the village amenities
- 999 years lease from September 1964
- Service charge - £1,200 pa. No ground rent.

### DESCRIPTION

Positioned in the heart of Elstead village, the apartment offers generous and light accommodation as well as parking and single garage.

The open plan sitting room and dining room gives a great feel of space and is flooded with light thanks to the double aspect. Adjacent to this is a well fitted kitchen with ample work space and a door to the outside. There are then two double bedrooms, the master enjoying built in wardrobes, along with the family bathroom.

To the rear is parking and the single garage in a block as well as some small communal gardens. All of this is located within a level walk of all the villages amenities making for a perfectly convenient position.





### LOCATION

Elstead provides an excellent range of local shops and services which cater for most day-to-day needs including a garage, post office, Spar shop and chemist as well as a doctors' surgery, dentist and vet. There are also three typical village pubs in the village as well as a range of sports and social clubs including cricket, football and Scouts.

Situated close by are Godalming and Farnham town centres, both providing a more comprehensive range of amenities. Both towns train stations also provide frequent services to London Waterloo. Access to the A3 is available at Milford and provides road links to London and the south coast.

### DIRECTIONS

Proceed out of Godalming in a southerly direction towards Milford, passing through the village and turning right at the traffic lights and following the signs to the A3 and Elstead. At the next roundabout take the second exit going over the A3 and then first left onto the Elstead Road (B3001) signposted to Elstead. Continue along this road for 2 miles in to the village whereby the house is found on the right hand side

### COUNCIL TAX

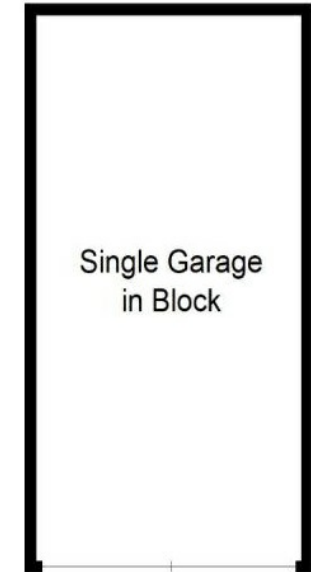
Waverley Borough Council. Council Tax Band C (Correct at time of publication and is subject to change following a council revaluation after a sale)

### SERVICES

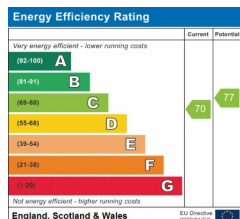
Gas heating and mains Services



APPROX. GROSS INTERNAL FLOOR AREA  
727 SQFT / 67.6 SQM (excluding garage)



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. 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.



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