

51 Addison Road, Guildford GU1 3QQ









51 Addison Road Guildford GU1 3QQ £585,000 Freehold

A charming end of terraced Victorian freehold house enjoying an elevated position within this sought after and quiet district of Guildford town. The property is within the Charlotteville conservation area close to Pewley Down backing south with a lovely garden and gated side access. A side return kitchen was already in place before my client's ownership, but in approx 2015 this was enhanced further with the kitchen, dining room and extension being remodelled and knocked through. A downstairs cloakroom was also cleverly added at this time. The remodelling has certainly increased the property's appeal and totally transformed it into the 21st century with bi folding doors, a stylish kitchen and underfloor heating. A cosy sitting room with a working fireplace complete the ground floor and a wooden floor flows throughout the principal areas of living space. There are two double bedrooms and separate family bathroom to the first floor and a large original pine double fitted linen cupboard.

The south backing garden is lovely with a sleeper enclosed terrace and steps up to a lawn, and private garden.

- Double glazed throughout in 2014/15
- Gas central heating and under floor heating
- Open plan kitchen/diner
- Upstairs bathroom and down stairs toilet
- Two double bedrooms
- South backing lovely garden
- EPC D
- Council tax band D







Addison Rd is a very popular location being located high above the town on the slopes of Pewley Downs. This conservation area is very popular with families as Holy Trinity Pewley Down School is in the road. Without doubt though the unique situation of the Downs being at one end of the road and the town at the other is the main feature but the road is also famous for its strong community atmosphere. To summarise a unique & lovely place to settle in the town centre.

X COLLINS

Independent Estate Agent

Parallel House, 32 London Road Guildford, Surrey GU1 2AB

Telephone | 01483 230 473 info@collinsguildford.co.uk

www.collinsguildford.co.uk



RICS

APPROVED CODE

TRADINGSTANDARDS.GOV.U

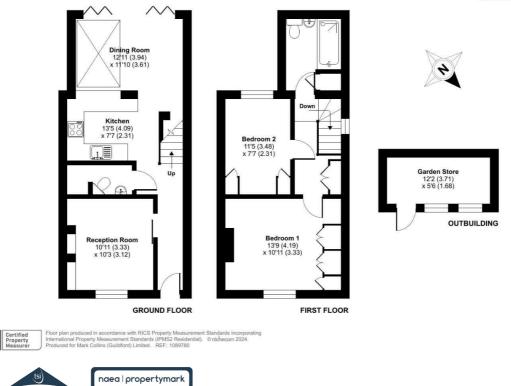
PROTECTED

The Property

Ombudsman

Addison Road, Guildford, GU1

Approximate Area = 801 sq ft / 74.4 sq m Outbuilding = 66 sq ft / 6.1 sq m Total = 867 sq ft / 86.5 sq m For identification only - Not to scale



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 and appliances listed in this specification have not be tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.