



51 Addison Road, Guildford GU1 3QQ



COLLINS
Independent Estate Agent





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£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.



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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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1089780



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