



17 Cline Road, Guildford GU1 3NB



COLLINS
Independent Estate Agent





17 Cline Road Guildford GU1 3NB

£529,995

Freehold

A Victorian semi detached freehold house within the sought after suburb of Guildford named Charlotteville, famous for its proximity to town and countryside. This quiet network of streets was named after famous medical pioneers. No 17 features a contemporary/stylish interior with many improvements made since my clients purchase in 2018. Noteworthy features include the good sized and refitted kitchen featuring a floor to ceiling window overlooking the garden and the clever addition of a downstairs WC. There are two reception rooms and two double bedrooms, the main with a luxury refitted ensuite bathroom. The most recent improvement/addition can be found in the well kept garden to the rear. The bespoke garden office was built in 2022 and is well insulated, for all year use, with power, internet and a useful attached store cupboard. Heating is provided by gas central heating to radiators and the property is fully double glazed.

To summarise, great location, stylish interior, work from home !



- Town centre conservation area
- Two double bedrooms
- Two reception rooms
- New garden office
- Side access to garden
- Refitted extended kitchen
- New stylish bathroom & downstairs WC
- EPC - E
- Council tax band - D





The best of both worlds with town and countryside on your door step. This is a truly unique place to settle in Guildford town with its strong Charlotteville community spirit, proud heritage and most convenient position for excellent schooling, commuting, leisure and the High Street. Miles of beautiful protected countryside walks and spectacular views are found a few minutes away by foot on Pewley Down. From this location you can walk to school, the shops, the station, restaurants and bars. This is a very special place to live.



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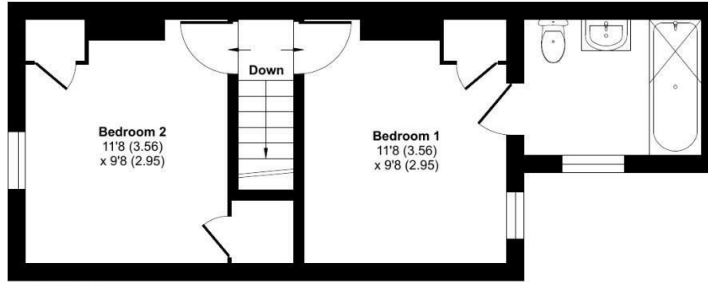
Cline Road, Guildford, GU1

Approximate Area = 711 sq ft / 66 sq m

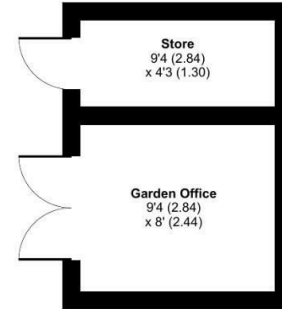
Outbuilding = 113 sq ft / 10.4 sq m

Total = 824 sq ft / 76.4 sq m

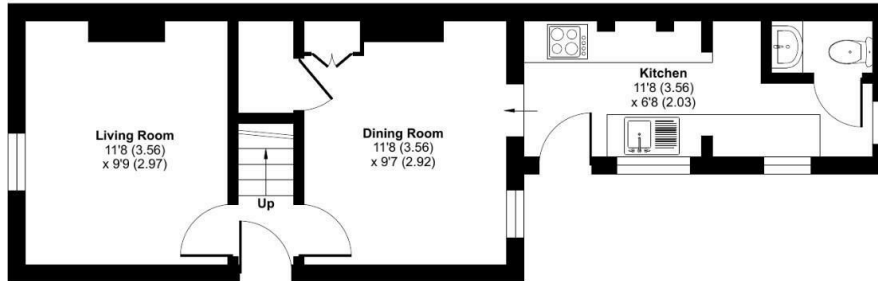
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FIRST FLOOR



OUTBUILDING 1 / 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1111602



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