



88 Addison Road, Guildford GU1 3QF



COLLINS
Independent Estate Agent





88 Addison Road Guildford GU1 3QF

£769,995

Freehold

A beautiful example of a refurbished Victorian home with no ongoing chain in the popular Charlotteville conservation area of the town. The property is pristine featuring a stylish interior over three floors and also enjoys a good sized town garden which is fully enclosed with rear side access. The bay front window has recently been replaced with a replica wooden double glazed sash windows and the bathroom and new cloakroom beautifully fitted. There are three bedrooms and a large open living space with a dual aspect, fireplaces and wooden floor. The re-fitted kitchen on the lower ground adjoins a useful utility space with access to the garden. There is plenty of space for a family sized table in the kitchen and more than enough room for a more formal dining space in the living room. To summarise this home perfectly represents what can be achieved from a Victorian building with design, vision and an interest in modern interiors.



- No chain
- Large open plan reception room
- Separate hallway
- New bathroom and cloakroom
- Refitted kitchen/diner and utility
- Enclosed garden with side access
- Gas central heating
- EPC - D
- Council tax band - E





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 lovely place to settle in the town centre of Guildford.



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Independent Estate Agent

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

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

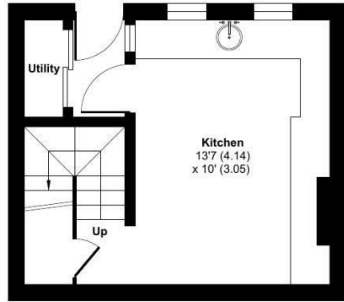
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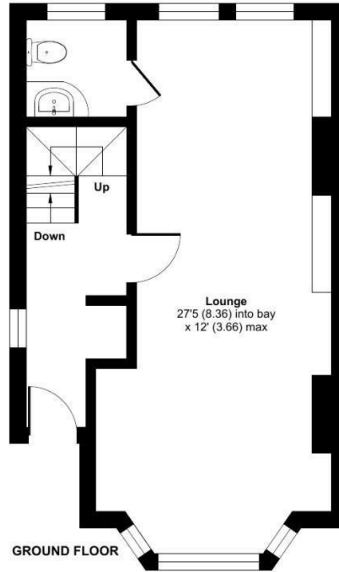
Addison Road, Guildford, GU1

Approximate Area = 1004 sq ft / 93 sq m

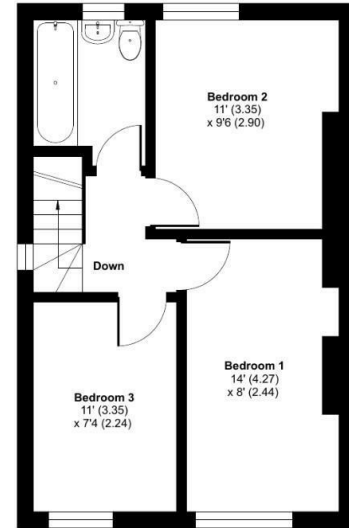
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Mark Collins (Guildford) Limited. REF: 804556



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