



99 Cline Road, Guildford GU1 3ND



COLLINS
Independent Estate Agent





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Asking price £650,000
Freehold

A beautifully presented and cleverly extended three bedroom end terraced house located in the sought after conservation area of Charlottetown, close to Pewley Downs, the upper High Street and Holy Trinity school. The property features a stunning rear gabled two storey extension that has created a large open plan kitchen dining space, cloakroom/utility and cosy sitting room. with a log burner and fitted book casing. In addition the extension has allowed for three bedrooms on the first floor with a luxurious bathroom and separate WC. The rear garden is a very good size facing east with a side access to the front. Parking is on the street with residents permits and the road is a dead end shortly past the property. Features include double glazed windows, gas central heating and an oak wooden floor flowing throughout the ground floor.



- Character extended home
- Three bedrooms
- Large extended kitchen living space
- Cloakroom/utility
- Luxurious bathroom and separate WC
- Good sized rear garden
- EPC - D
- 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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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

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

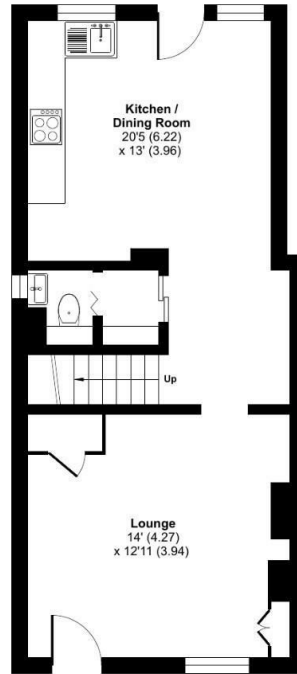
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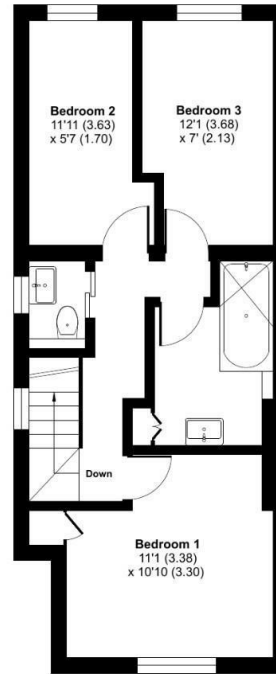
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Approximate Area = 894 sq ft / 83 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1180154



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