



39 Addison Road, Guildford GU1 3QQ



COLLINS
Independent Estate Agent





39 Addison Road Guildford GU1 3QQ

£725,000

Freehold

A beautifully presented Victorian semi detached town house, over three floors, featuring a recently landscaped garden, facing south. Recently the property has been the subject of a stunning refurbishment with works completed to a good standard both inside and out. There are three double bedrooms courtesy of a clever lower ground garage conversion that gained habitable consent in 2018. This area was recently damp proofed and has consent. The kitchen has been refitted & enlarged with a double glazed glass roof to the side elevation with french doors to the tiered gardens and terrace. The two reception rooms are both lovely spaces with wooden floors and built in cupboards and potential for a working fireplace. An additional bathroom and utility area can also be found off the kitchen. To summarise, stunning interior, character and a beautiful peaceful sunny garden.



- Charlotteville conservation area
- Close to Pewley Downs and Upper High St
- Three bedrooms, New custom built wardrobes
- Totally redecorated recently
- Newly landscaped garden
- Updated electrics, new carpets throughout
- Fitted plantation shutters
- Council tax band - D
- EPC - D





Addison Road is within the much favoured town centre conservation area of Charlottetville. This area is popular for its position between the Upper High Street and the Downs at Pewley. Schooling for children from infants to juniors is well catered for at the highly sought after Pewley Down Holy Trinity School within a few minutes walk. The road is famous for its strong community spirit and convenience for the town. To summarise a lovely place to live in Guildford town.



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

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

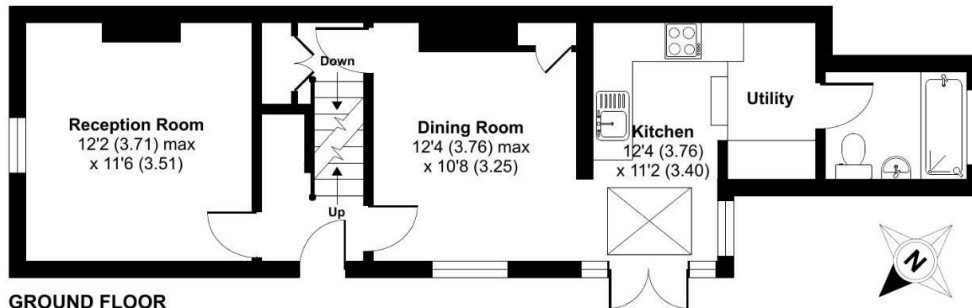
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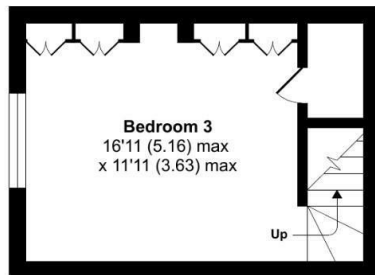
Addison Road, Guildford, GU1

Approximate Area = 1058 sq ft / 98.2 sq m

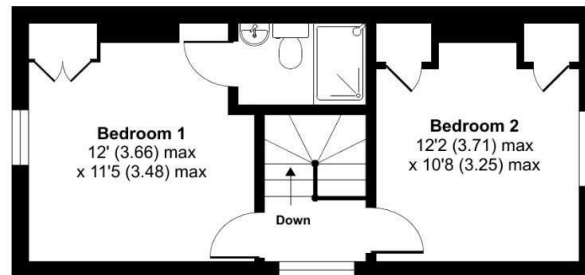
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GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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