



21 Addison Road, Guildford GU1 3QQ



COLLINS
Independent Estate Agent





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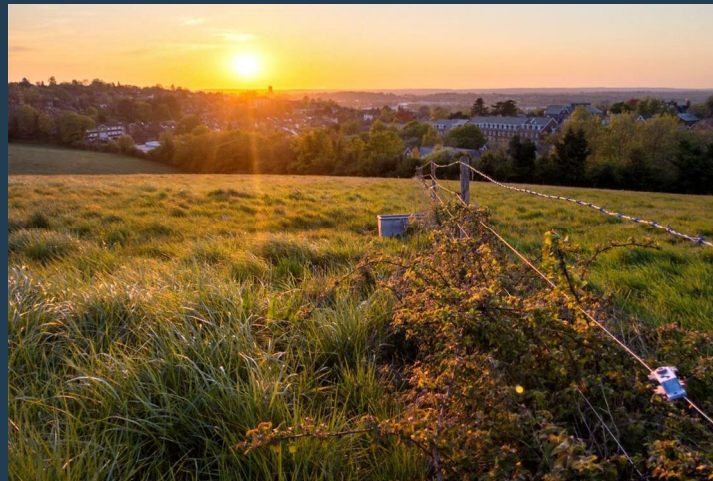
Asking price £825,000
Freehold

A Victorian townhouse of pedigree having been the subject of a complete renovation, redesign and build during the previous owners ownership, when I last sold this property. The considerable alteration and enlargement makes this home a one of a kind in the conservation area of Charlottesville nestled between the Downs and the Upper High Street. The flow of the house works really well, feeling balanced over four floors now that the garage conversion has been completed on the lower ground floor to useful utility space. The kitchen dining area is simply stunning being custom built with bi folding doors to a beautiful south facing terrace and garden. A luxurious marble tiled bathroom can be found on the first floor as well as a cleverly designed ensuite to the main bedroom. The three bedrooms are arranged over two floors offering good eaves storage to the loft room. To summarise, this is still one of the best Victorian homes I have sold in the past 25 years in Charlottesville.



- Totally redesigned Victorian home
- South facing garden
- Custom built Kitchen dining room
- Sitting room with fireplace
- Bathroom and en suite
- Recently converted garage to utility area
- EPC - D
- Council Tax Band - 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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Approximate Area = 117.7 sq m / 1267 sq ft
(Including Garage / Excluding Storage)
Including Limited Use Area (3.8 sq m / 41 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 252589



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