



60 Addison Road, Guildford GU1 3QF



COLLINS
Independent Estate Agent





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Asking price £517,495
Freehold

A pretty Victorian terrace of three homes on the highly sought after Addison Road that is found between Pewley Down and the Upper High Street. This stylish cottage is arranged over three floors with bedroom space on the top floor, living space on the ground floor and kitchen and dining space on the lower ground with direct access to the garden. There is a cleverly designed ensuite with WC and wash basin via a "Jack and Jill" arrangement and a full refitted stylish bathroom to the lower ground. Many original character features are retained throughout the property to include working fireplaces, cupboards and sash windows, along with plantation shutters. The kitchen is fitted with Shaker-style units, a marble counter and spacious Belfast sink. Bathrooms are well appointed with period touches and new flooring has been added to the entire ground floor. The property is heated by gas central heating, is partially double glazed and has the benefit of additional electric underfloor heating to the lower ground floor. It also features a private enclosed garden with patio and rear gated access.



- Charlotteville conservation area
- Close to Pewley Downs and Upper High Street
- Excellent schooling very close by
- Two bedrooms, three receptions
- Bathroom and ensuite
- Lovely kitchen and bathroom
- EPC - C
- Council tax band - D





This pretty two-bedroom Victorian terrace is within the much-favoured town centre Charlotteville conservation area. Charlotteville is popular for its position between the Upper High Street and the North Downs at Pewley, both easily accessed on foot. Schooling 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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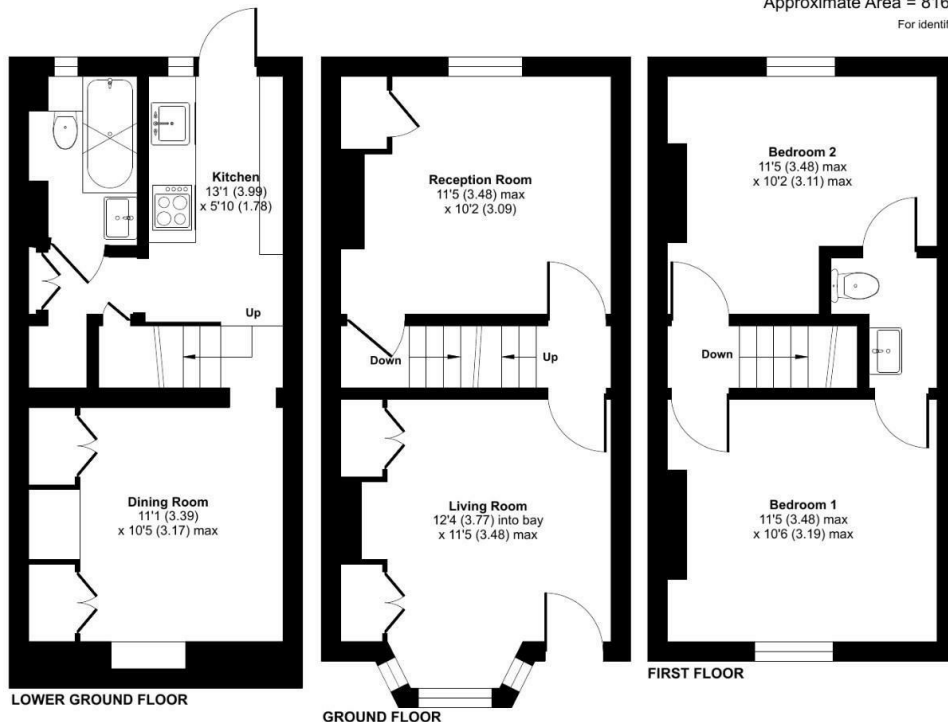
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Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1279626



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