



33 Cline Road, Guildford, Surrey, GU1 3ND

**33 CLINE ROAD,
GUILDFORD, SURREY, GU1 3ND**

SEMI-DETACHED VICTORIAN
HOME

TWO DOUBLE BEDROOMS

ATTRACTIVE COTTAGE-STYLE
GARDEN

LOCATED IN THE HEART OF
CHARLOTTEVILLE

CONVENIENTLY LOCATED
FOR THE TOWN CENTRE

BEAUTIFULLY PRESENTED
THROUGHOUT

TWO RECEPTION ROOMS

CONSERVATION AREA

NEARBY LONDON ROAD
STATION

EPC: D

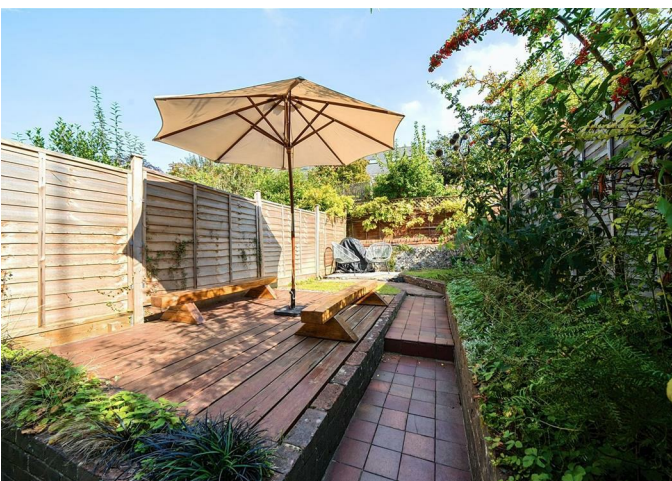


**A semi-detached Victorian home,
conveniently located in the popular
Charlotteville area of Guildford,
situated moments from Pewley
Downs, the High Street and London
Road rail station.**

THE PROPERTY

Located in the ever-popular Charlotteville area, this delightful gable-fronted period home has bags of kerb appeal and offers well-presented accommodation over two floors with an attractive town garden. The property retains much of its original character and charm, and has been sympathetically modernised and upgraded by the current owners. The property is located just a short walk of Guildford High Street and Pewley Down, whilst being within the catchment area for some of the best local schools.

Accommodation comprises: side entrance with door to hall; living room to the front; dining room to the rear with feature brick fireplace and wood floorboards; kitchen fitted with shaker-style cream units and wooden worksurfaces, integrated electric oven and four-hob gas hob with extractor chimney above and tiled floor; bathroom fitted with 3-piece white suite with a shower over the bath, heated towel rail and tiled splashback areas. Ascending to the first floor, you will find two double bedrooms.



THE GROUNDS

To the rear, there is an attractive cottage style garden, benefitting from side access. The property benefits from being situated on an east/west axis, with a decked area and a small patio being the perfect place to enjoy sunnier days. There is a border containing a selection of well-maintained annuals and perennials. There is an additional garden to the front with a mature hedge and vines.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.4 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 1 mile

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

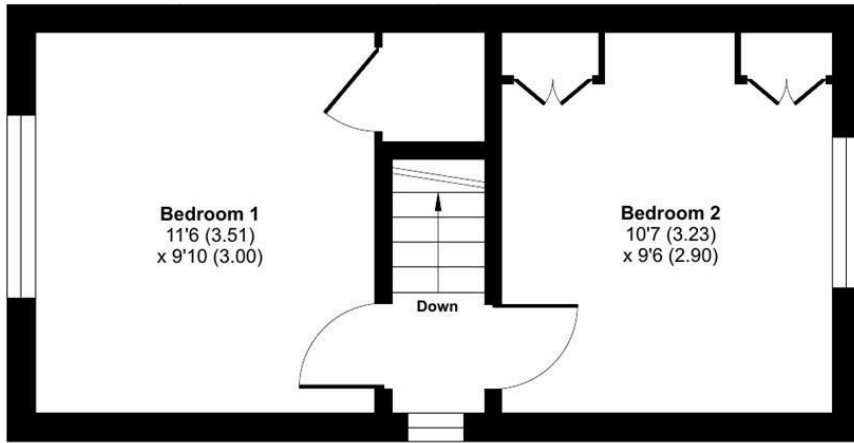
CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 22 miles

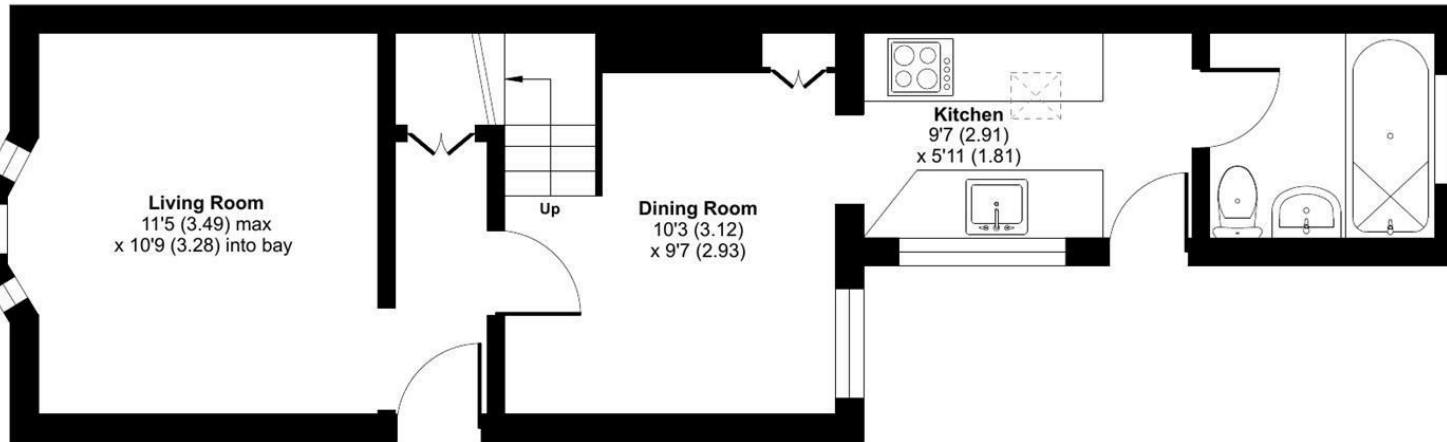
Cline Road, Guildford, GU1

Approximate Area = 620 sq ft / 57.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2024. Produced for Clarke Gammon. REF: 1190731

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF: (Post Code: GU1 3ND)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
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LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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