



57 Cline Road, Guildford GU1 3ND



**COLLINS**  
Independent Estate Agent





## 57 Cline Road Guildford GU1 3ND

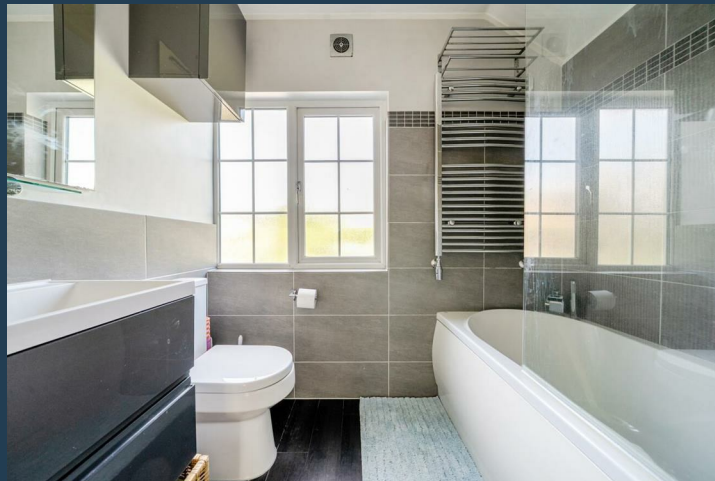
Asking price £519,995  
Freehold

A gable fronted Victorian end of terrace character property featuring a large enclosed garden complete with fantastic home office. The property has many original features still evident along with more recent updates that include the remodeling and redesigning of the kitchen, a new light weight composite slate roof to the conservatory, cosy log burner to the sitting room and wooden and laminate flooring throughout most of the home. The bathroom has also been refitted tastefully along with good built in storage to the main bedroom. Other noteworthy features include a combination gas fired boiler for heating and the domestic hot water and double glazing. Outside the rear garden enjoys a gated side access back onto the street and is fully enclosed. The garden is mainly lawned with shrub borders with a full width patio terrace and raised deck to the rear catching afternoon and evening sun.



- Two bedrooms
- Two reception rooms
- Large kitchen & refitted first floor bathroom
- Home office
- Good size garden
- On street permit parking
- 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.



**COLLINS**

**Independent Estate Agent**

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

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

[www.collinsguildford.co.uk](http://www.collinsguildford.co.uk)



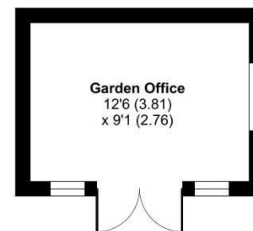
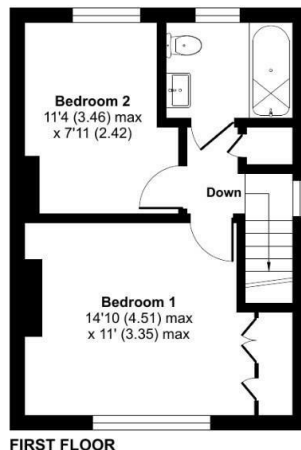
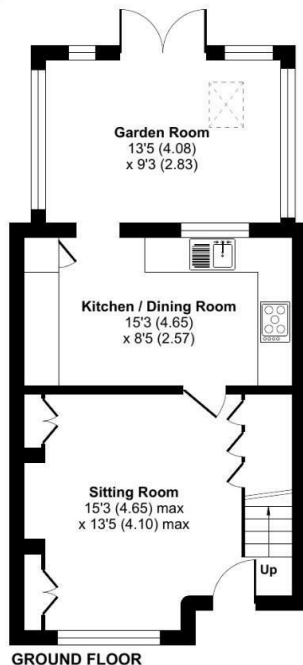
## Cline Road, Guildford, GU1

Approximate Area = 805 sq ft / 74.7 sq m

Garden Office = 113 sq ft / 10.4 sq m

Total = 918 sq ft / 85.1 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: 1311596



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.