



34 Cline Road, Guildford GU1 3NH



**COLLINS**  
Independent Estate Agent





## 34 Cline Road Guildford GU1 3NH

Asking price £520,000  
Freehold

This spacious and beautifully presented Victorian semi detached house was once one of several small local corner shops serving the Charlottetown community. Occupying a prominent corner position at the junction of Cline Road and Alexandra Place, the property also benefits from a private rear driveway providing off road parking. The whole house has been thoughtfully updated and stylishly presented, combining tasteful modern décor with a wealth of original character. The spacious accommodation includes two generous double bedrooms, both with en-suite bathrooms, together with a convenient downstairs cloakroom. At the heart of the home is a well equipped galley style shaker kitchen, while the generous proportions throughout provide a comfortable and versatile living environment. A basement and loft space offer excellent additional storage, with potential for future conversion, subject to the necessary planning and building regulations. The property is fully double glazed and benefits from gas central heating to radiators. Outside, there is a small, low-maintenance courtyard with access to the rear and the private parking area. For those who do not require off road parking, the space could potentially be converted back into a south-facing rear garden, with the benefit of rear access. Further parking is available on the surrounding streets for residents with the appropriate permits.



- 1094 square feet
- Two double bedrooms
- Two receptions
- Two en-suites and a cloakroom
- Parking and courtyard garden
- 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 Charlottesville 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 = 1094 sq ft / 101.6 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 2026. Produced for Mark Collins (Guildford) Limited. REF: 1511093



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