

ADDISON ROAD

Guildford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- 3 Bedrooms
- Family Bathroom
- Modern Kitchen
- Character details throughout
- Southwest facing garden
- Residents parking
- Short walk to Pewley Down
- 0.5 miles to Guildford Train station
- 0.5 miles to Guildford High Street

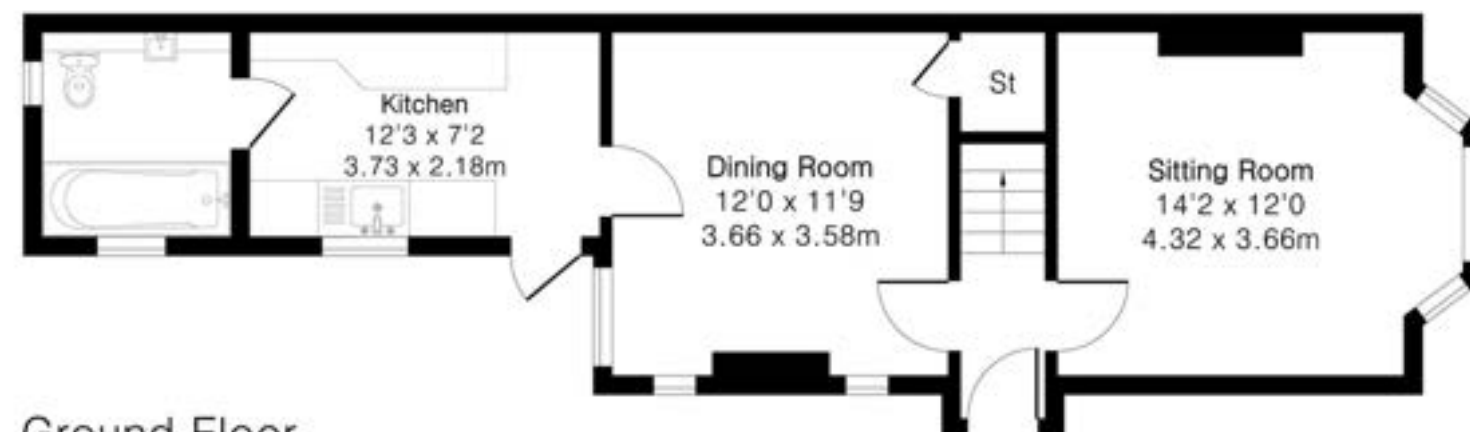
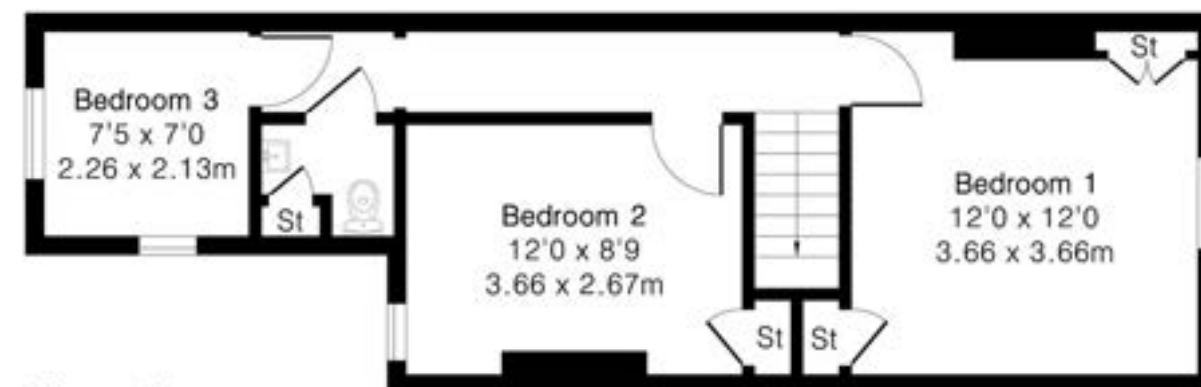
Tenure: Freehold. Council Tax Band: E EPC: D



Approximate Gross Internal Area 915 sq ft - 85 sq m

Ground Floor Area 492 sq ft – 46 sq m

First Floor Area 423 sq ft – 39 sq m



FROM THE AGENT

Addison Road sits in a well-regarded part of Charlottetown, within easy reach of both Guildford town centre and the beautiful Pewley Down.

The current owners have retained the character of the property, with original detailing still evident, particularly in the front room where the bay window and fireplace define the space.

It's a combination that gives the house a clear sense of place, both within the road and the wider area.

Warmly,

Pippa

Pippa Barnes,
Associate





WELCOME HOME

Addison Road sits within Guildford's Charlotteville area, an established residential setting to the east of the town centre. From here, the High Street and mainline station are within walking distance, while Pewley Down is close by, providing direct access to open countryside.

The house is set behind a low brick wall with a small front garden and a steps leading to the entrance. The red brick façade, bay window and period detailing give a clear sense of the building's age and style.

Access is at the side of this property and opens into a hallway with stairs rising to the first floor and access through to the 2 main reception rooms.

At the front, the sitting room is centred around a period fireplace, with a bay window flooding the room with natural light. Ceiling height and original detailing reinforce its more formal role within the house, and its position at the front allows it to sit slightly apart from the main living areas.



KITCHEN & DINING



To the rear of the house, the layout opens into the dining room.

This room is dual aspect, with windows to the side and rear bringing in consistent natural light. It accommodates both relaxed seating and a dining table as well as free-standing storage and is complimented by a charming feature fireplace.

Beyond, the kitchen is arranged in a galley layout with units along both sides. Timber worktops and shaker-style cabinetry run the length of the room, with a window over the sink looking out to the garden.

A door at the end of the kitchen provides direct access outside, linking the kitchen to the garden while keeping the main living space uninterrupted.



ACCOMMODATION

The three bedrooms are arranged on the first floor. At the front, the principal bedroom spans the full width of the house, with two windows bringing in consistent natural light.

A second double bedroom sits to the rear, overlooking the garden and set away from the front room. The third bedroom is a smaller room, also positioned to the rear. Its size and position make it well suited to use as a study or nursery, depending on requirements.

A separate W/C is located on this floor, providing additional convenience alongside the main bathroom. The family bathroom is positioned on the ground floor and arranged with both a bath and separate shower.



THE GARDEN

The rear garden is well ordered with scope to personalise.

A paved terrace is positioned directly outside the kitchen door large enough for a table and chairs and could be a lovely spot for entertaining friends or a quiet morning coffee.

A short set of steps leads up to the main area of lawn, which extends away from the house and provides a more open, usable space.

Side access runs alongside the property, allowing direct movement from front to rear, which is particularly practical.





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