



63 Addison Road, Guildford GU1 3QQ



COLLINS
Independent Estate Agent





63 Addison Road Guildford GU1 3QQ

Asking price £512,500
Freehold

A beautifully renovated Victorian terraced house, combining period character with a stylish and understated contemporary interior. The ground floor has been thoughtfully redesigned to create a bright, open-plan feel, with a beautiful galley style kitchen featuring quartz worktops, integrated appliances and a boiling and filtered water tap. A herringbone floor flows throughout much of the ground floor, leading through to the spacious living area and oversized double glazed French doors, that open onto the sunny, south facing rear garden. The property offers two well proportioned double bedrooms, along with a recently refurbished ground floor shower room. Upstairs, new carpets to the stairs and first floor complement the fresh, modern finish, with much of the property having been newly plastered and totally decorated throughout. The renovation has also included a number of important practical improvements, including double glazing with the benefit of an existing warranty, re-plumbing and rewiring where required, together with a new consumer unit. Outside, the quiet rear garden is a particular highlight. A real sun trap, it is arranged over two main tiers and provides a pleasant space for entertaining, relaxing and gardening. There is also potential to create a home office in the future, subject to any necessary permissions.

Overall, this is a thoughtfully renovated Victorian home that successfully combines period appeal with modern living, while offering a high standard of finish and a number of significant improvements throughout.

- Charlotteville conservation area
- EPC - D
- Council tax band - D
- All mains services connected







A beautifully renovated Victorian terraced house, combining period character with a stylish and understated contemporary interior 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.



COLLINS

Independent Estate Agent

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

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

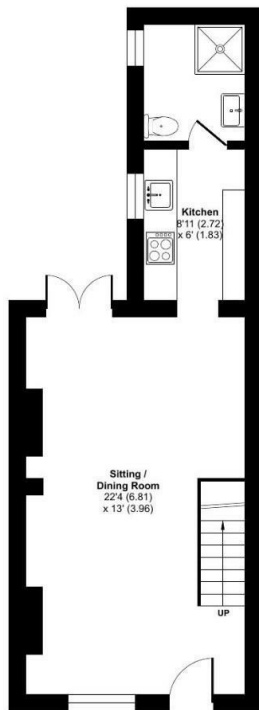
www.collinsguildford.co.uk



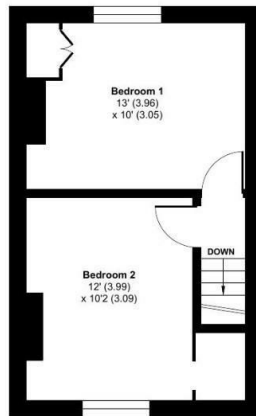
Addison Road, Guildford, GU1

Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1508070



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.