



69 Addison Road, Guildford GU1 3QQ



COLLINS
Independent Estate Agent





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£775,000

Freehold

A Victorian terraced house of circa 1500 square feet with generous accommodation arranged over four floors and presented beautifully throughout. There are three/four bedrooms, depending on how you interpret the basement and the main front bedroom is a lovely size with double sash windows. There is a luxurious first floor bathroom with a separate shower and also a ground floor contemporary shower room off the kitchen. The main reception room enjoys a bayed window, recessed log burner and an oak floor which flows through to the dining room. The dining space is open plan to the kitchen which has been totally refitted and redesigned featuring Corian surfaces and space for a range style oven. French doors lead from the dining area to the garden that is south facing and landscaped with a summer house/workshop. To summarise a really beautiful character house that has recently undergone a full refurbishment programme.



- Charlotteville conservation area
- 3/4 bedrooms
- 2 reception rooms
- Ground floor shower room
- First floor bathroom
- Refitted kitchen
- South backing private garden
- Summer house/home office potential
- EPC - E
- Council Tax - D





Addison Rd is a very popular location being located high above the town on the slopes of Pewley Downs. This conservation area is very popular with families as Holy Trinity Pewley Down School is in the road. Without doubt though the unique situation of the Downs being at one end of the road and the town at the other is the main feature but the road is also famous for its strong community atmosphere. To summarise a unique & lovely place to settle in the town centre.



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Approximate Area = 1484 sq ft / 138 sq m

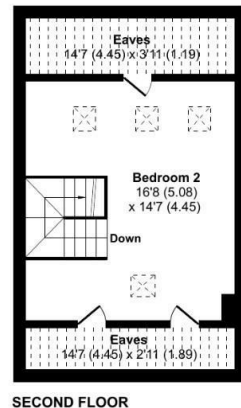
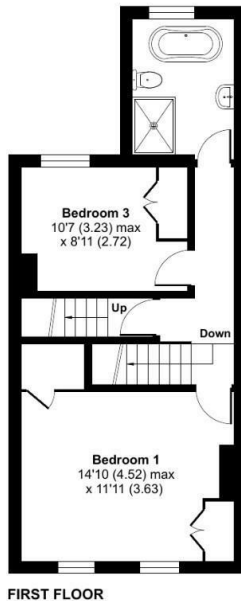
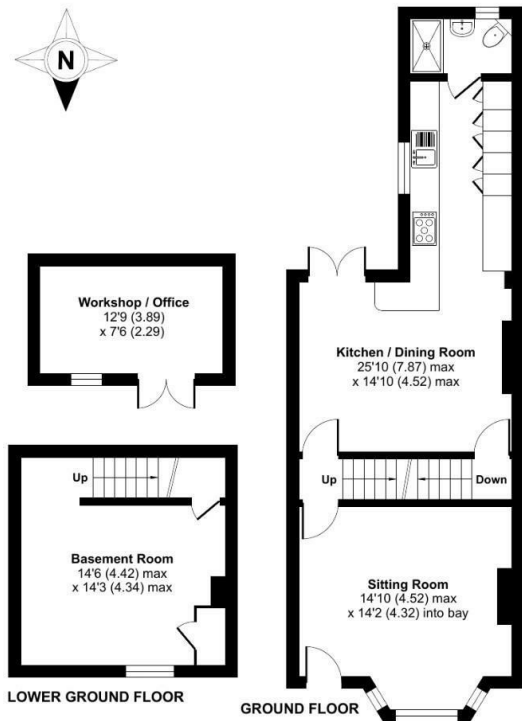
Limited Use Area(s) = 114 sq ft / 11 sq m

Outbuilding = 96 sq ft / 9 sq m

Total = 1694 sq ft / 157 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Mark Collins (Guildford) Limited. REF: 850720



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