



51 Cline Road, Guildford GU1 3ND



COLLINS
Independent Estate Agent





51 Cline Road Guildford GU1 3ND

£464,995

Freehold

Dating from Victorian times in the sought after Upper High Street conservation area known as Charlotteville, this pretty two bedroom house must be seen. The property features a lovely large garden overlooked by a double glazed conservatory which connects with the refitted kitchen. A sitting room has a log burning stove, book casing and most attractive staircase rising to the first floor. There are two bedrooms and a first floor refitted and redesigned bathroom. The property also has a gas central heating system and many character features throughout its well presented and stylish interior.



- Period terraced house
- Conservation area
- Large well kept garden
- Two bedrooms
- First floor refitted bathroom
- Sitting room and conservatory
- Refitted kitchen/diner
- Close to Pewley Downs and Upper High St
- EPC - D





Cline Rd 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.



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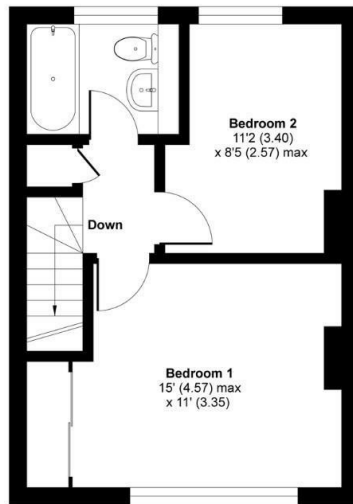
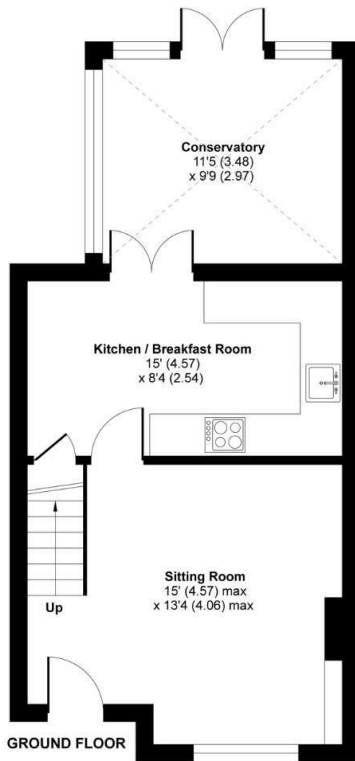
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Approximate Area = 771 sq ft / 72 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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