



127 Addison Road, Guildford GU1 3QE



COLLINS
Independent Estate Agent





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Asking price £650,000
Freehold

A beautifully presented Edwardian semi detached house close to Pewley Down featuring a good sized south west facing garden in a peaceful setting. The property has been the subject of considerable updating during my clients ownership to include a stylish new kitchen and bathroom, updated electrics, new gas central heating system and a professional conversion of the loft space, creating an additional bedroom with eaves storage. Much of the property has been re-plastered and recently decorated creating a clean and modern feel throughout. In the sitting room/dining room a new chimney breast has been built with slate hearth and log burning stove. The bedrooms are found on the first and second floor and all accommodate a double bed. In addition a heated hardwood and double glazed conservatory has been added off the living room overlooking the lovely garden. Outside the garden is tiered with the main areas being a flat lawn, and patio terrace with gated side access. The garden offers a great opportunity for a keen gardener and there is space for a garden office/studio to the rear.



- Charlotteville conservation area
- Three bedrooms
- Very good presentation throughout
- South west garden
- Potential for extension to rear, stp.
- EPC - D
- Council tax band - E





Beautifully presented in a peaceful location. Addison Road is within the much favoured town centre conservation area of Charlotteville. This area is popular for its position between the Upper High Street and the Downs at Pewley. Schooling for children 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.



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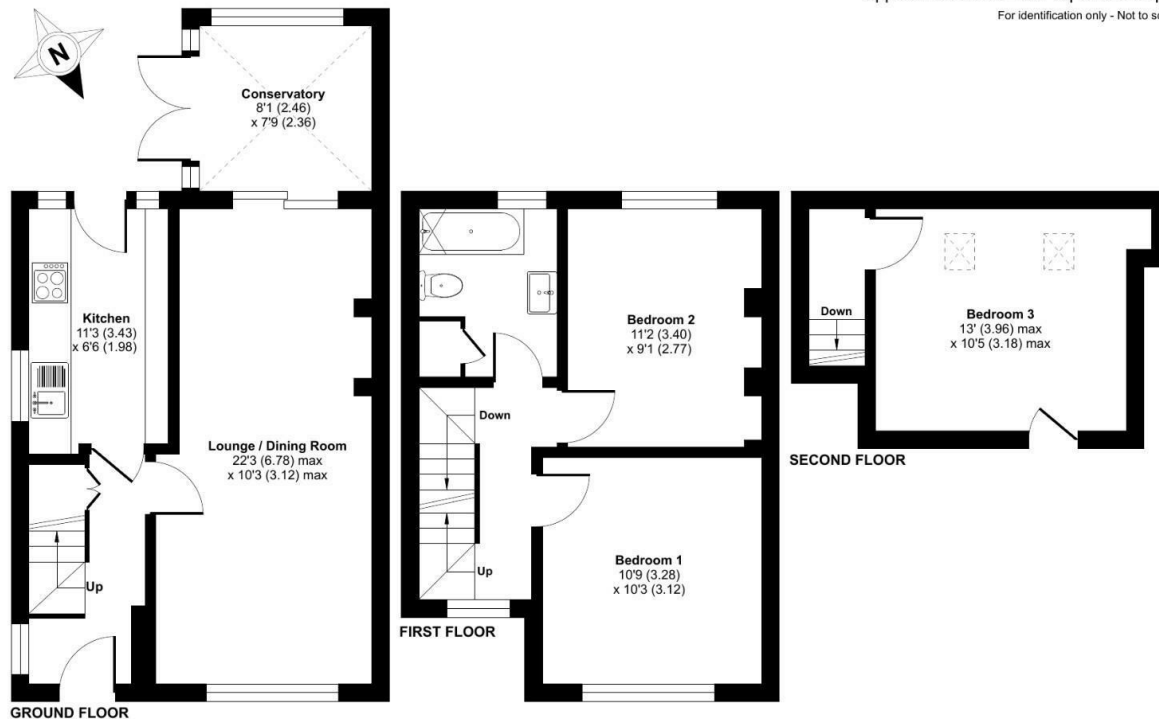
www.collinsguildford.co.uk



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Approximate Area = 907 sq ft / 84.2 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 2025. Produced for Mark Collins (Guildford) Limited. REF: 1236240



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