



53 Addison Road, Guildford GU1 3QQ



COLLINS
Independent Estate Agent





53 Addison Road Guildford GU1 3QQ

£535,000

Freehold

A charming terraced Victorian "Charlotteville" house featuring two bedrooms and a delightful south facing landscaped garden. The property is full of character with original pine panelled doors, fireplaces and a new log burning stove to the cosy sitting room. A wood effect floor flows throughout the two receptions and hall which has been cleverly adapted to incorporate the dining room creating a unique feature of the home. Both the kitchen and first floor bathroom are refitted with the kitchen adjoining a large walk in larder cupboard. On the first floor there are two bedrooms, the main with a roof top view over the surrounding area and the second over looking the south facing garden. The property is fully double glazed and heated by a gas boiler to radiators. Outside, the garden is a lovely feature, backing south and tiered, with a lawn, flint and brick retaining walls, beds and borders. A new studio/office has been installed to the end of the garden that is the perfect space to work from home. Parking is in the street for permit holding residents and visitors.



- Conservation area
- Close to town and Pewley Down
- Two bedrooms
- Two receptions
- Garden studio/office
- South backing garden
- EPC - C
- Council tax - D





Re-available - 30/1 - 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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Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

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

www.collinsguildford.co.uk



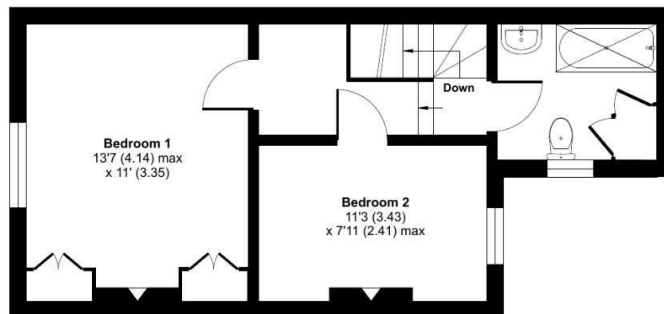
Addison Road, Guildford, GU1

Approximate Area = 757 sq ft / 70 sq m

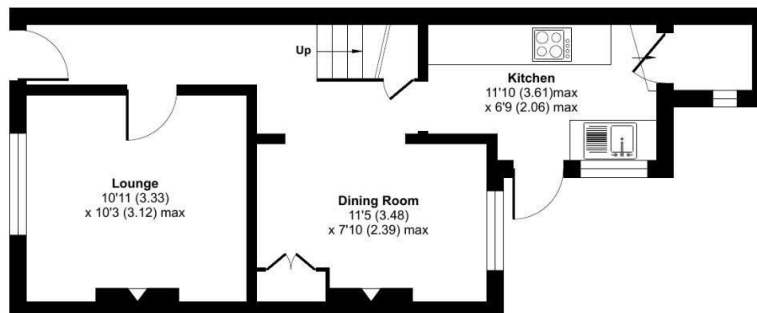
Outbuilding = 93 sq ft / 9 sq m

Total = 850 sq ft / 79 sq m

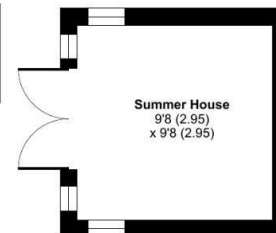
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING



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: 890778



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