



31 Cline Road, Guildford GU1 3ND



COLLINS
Independent Estate Agent





31 Cline Road Guildford GU1 3ND

Asking price £495,000
Freehold

A pretty Victorian semi detached house quietly situated in Charlotteville which is close to Pewley Downs and also the Upper High Street. The property features two double bedrooms with storage and has the potential of enlarging to the rear subject to consents. There are two reception rooms with the sitting room enjoying a multi fuel log burner with a very attractive exposed brick chimney breast with an oak mantle. Wooden floors, pine panelled doors and sash windows can be found in the character home as well as a galley style kitchen and bathroom to the ground floor. The garden is lovely, walled partly with generous side access and a typical cottage style. The heating system is gas fired to radiators with a back boiler to the dining room fireplace. To summarise a sweet Charlotteville home with plenty of potential.



- Victorian semi detached
- Two bedrooms
- Two reception rooms
- Many original period features
- Peaceful private garden
- Sought after location
- EPC - E
- Council Tax Band - D





The best of both worlds with town and countryside on your door step. This 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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Cline Road, Guildford, GU1

Approximate Area = 637 sq ft / 59.1 sq m

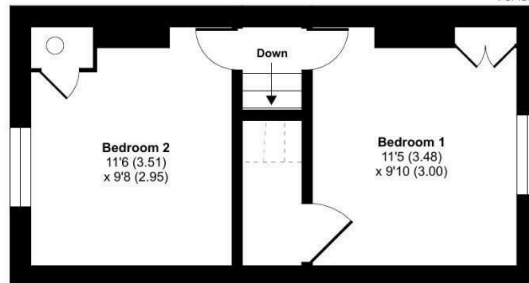
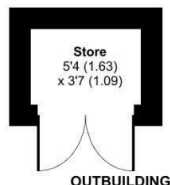
Limited Use Area(s) = 9 sq ft / 0.8 sq m

Outbuilding = 19 sq ft / 1.7 sq m

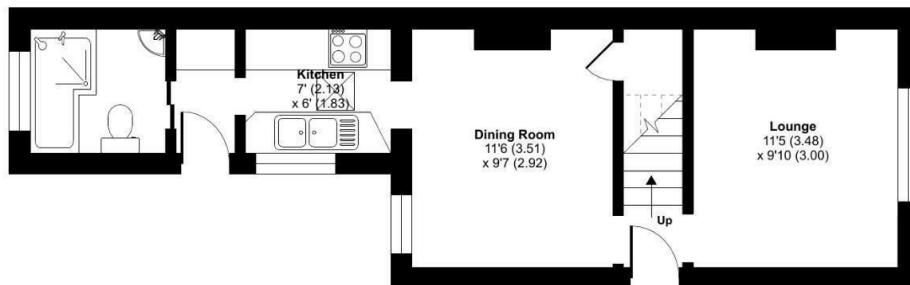
Total = 665 sq ft / 61.7 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
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