



140 Addison Road, Guildford GU1 3QF



COLLINS
Independent Estate Agent





140 Addison Road Guildford GU1 3QF

£685,000

Freehold

A beautifully updated Victorian home positioned in a prime road between the Downs and The High St within the town centre conservation area of Charlotteville. The property is situated on the slopes of the downs and enjoys a stepped arrangement of open plan accommodation to the living space creating a unique feel due to the lie of the land. Features include a refitted downstairs shower room, a newly fitted first floor bathroom and an extended kitchen breakfast room with french doors to the terrace and garden. The kitchen area across the rear of the house represents a fantastic opportunity to remodel and even enlarge with planning permission granted (20/P/02080) There are three recently refurbished bedrooms on the first floor with original features still in tact and a loft room with a timber folding sturdy ladder for access. Outside the property is set below the road giving privacy with original railings and a gate leading to steps down to the front door. There is side access leading to the private rear garden which is naturally well screened with two summerhouses a lawn and a raised terrace.







JUST RE LAUNCHED - 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 lovely place to settle in the town centre.



COLLINS

Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

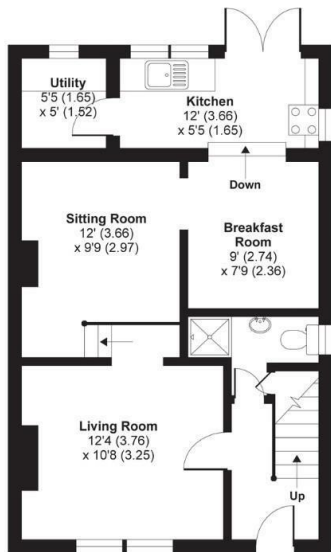
Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk

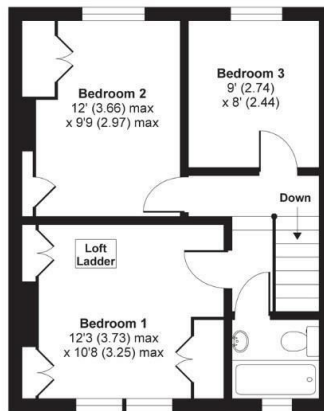


Addison Road, Guildford, GU1

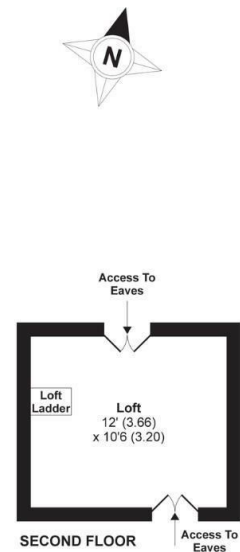
APPROX. GROSS INTERNAL FLOOR AREA 1081 SQ FT 100.4 SQ METRES



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2020 Produced for Mark Collins Limited REF : 596474



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.