



46 Cline Road, Guildford GU1 3NH



COLLINS
Independent Estate Agent





46 Cline Road Guildford GU1 3NH

£645,000

Freehold

A pretty Victorian house found in the sought after conservation of Charlotteville featuring a stunning and thoughtfully designed large kitchen extension to the rear. The property is beautifully maintained and decorated enjoying a mainly lawned south backing garden with side and rear access and private enclosed patio terrace. There are three bedrooms, a luxurious first floor bathroom as well as a ground floor cloakroom and utility.

The cosy sitting room features a fireplace and bay window and the property is heated via gas central heating by a modern combination boiler. In addition with a good C rating on the EPC the home is double glazed. To summarise, a lovely character home close to Pewley Downs and the Upper High Street within a sought after location known for its strong community spirit.



- Victorian Charlotteville home
- Conservation area
- Three bedrooms
- Large kitchen extension
- Family bathroom and cloakroom
- Utility room
- South backing garden
- EPC - C
- Council Tax Band - D
- *Lapsed loft conversion planning (19/P/00570)





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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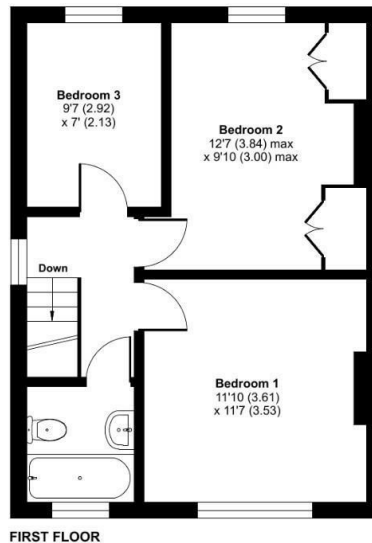
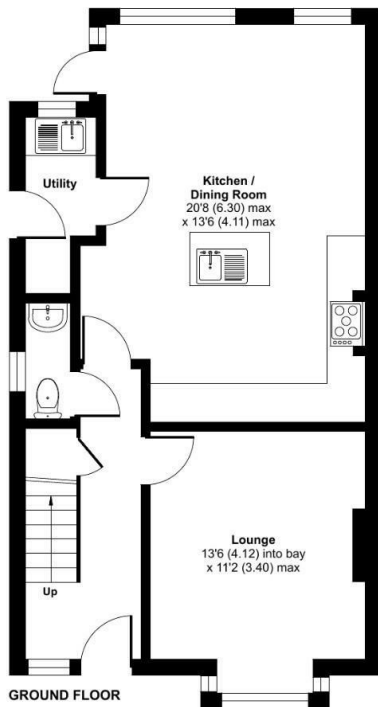
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Approximate Area = 1012 sq ft / 94 sq m

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). © nchecon 2023.
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