



115 Addison Road, Guildford GU1 3QE



**COLLINS**  
Independent Estate Agent







## 115 Addison Road Guildford GU1 3QE

£615,000

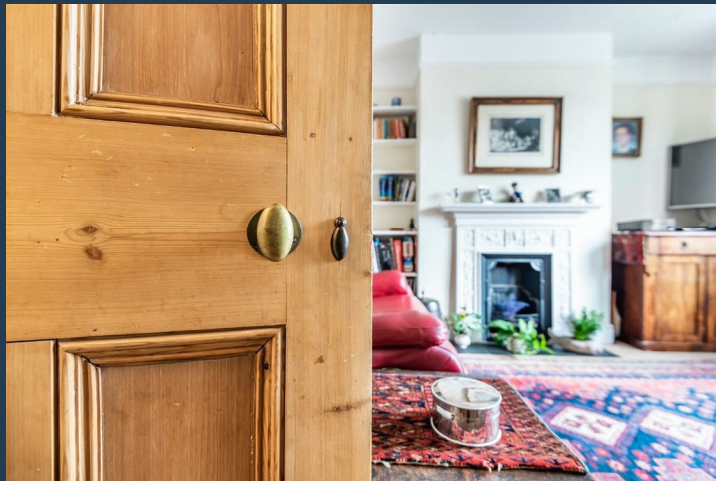
Freehold

A classic Victorian house presented in excellent order throughout and benefitting from hardwood sash double glazed windows and new front door. The property features a wider than normal plot which is southerly to the rear and beautifully maintained. The extra garden width affords extension potential to the side and rear subject to consents. One of the noteworthy features are the numerous original characteristics that include well cared for pine stripped panelled doors and fireplaces. The second reception is a lovely room with rare twin windows either side of the chimney breast and a large sash window over the garden. The front reception room features a timeless bay window and an elevated view over this popular street. The kitchen and bathroom are both immaculate and represent a fantastic opportunity for some updating in the future. In addition a WC on the first floor serves the three bedrooms making this a very well balanced family home with significant potential.



- Classic Victorian semi
- Wide southerly plot
- Minutes to Pewley Downs and Schooling
- Three bedrooms, first floor WC
- Two reception rooms
- Side entrance and hall
- Gas central heating
- Sash double glazing
- Many Victorian features
- EPC - D





Addison 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.



# COLLINS

**Independent Estate Agent**

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

Telephone | 01483 230 473  
[info@collinsguildford.co.uk](mailto:info@collinsguildford.co.uk)

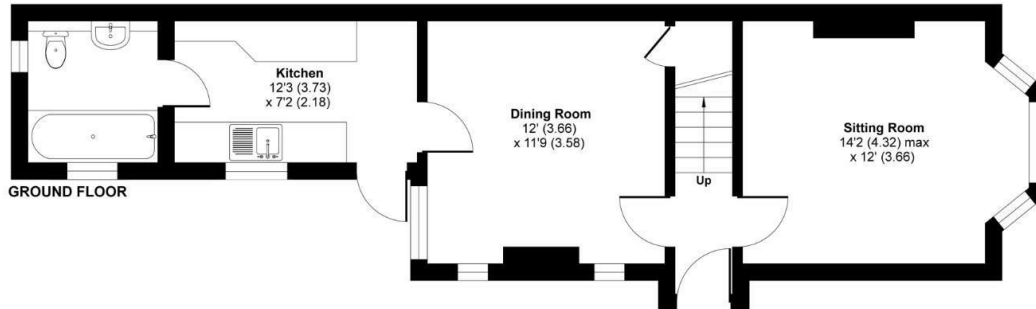
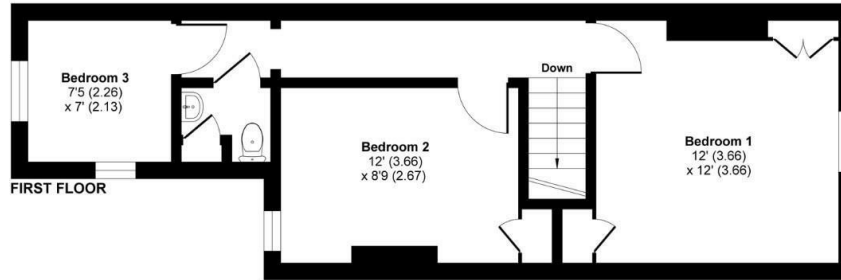
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# Addison Road, Guildford, GU1

Approximate Area = 906 sq ft / 84 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Mark Collins (Guildford) Limited. REF: 657340



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