



70 Cline Road, Guildford GU1 3NH



**COLLINS**  
Independent Estate Agent







## 70 Cline Road Guildford GU1 3NH

£650,000

Freehold

Backing south and situated in the Charlotteville conservation area this four bedroomed family home is ideally positioned for both town centre and countryside. Since 2014 the current owners have totally transformed, refurbished and extended the property with significant investment being made with a two storey side and single storey rear extensions. This enhanced the accommodation to four bedrooms, family bathroom and ensuite. On the ground floor a stunning kitchen/diner with utility and cloakroom and two separate receptions. completes the additions. Noteworthy features include a strong design theme from top to bottom with luxurious fittings to the bath and shower rooms and a painted shaker style kitchen with contrasting surfaces and flooring. Other features include a gas central heating system, double glazed windows and doors and a log burning stove to the cosy sitting room. Outside the garden is totally landscaped with an artificial perfect lawn, decked pergola area and sleeper retained beds and borders. To summarise, unbeatable accommodation for this area with rare driveway parking and a beautiful interior.



- Charlotteville conservation area
- Four bedrooms, two receptions
- Kitchen living space
- Utility room & cloakroom
- Ensuite and family bathroom
- Driveway parking
- Very close to excellent schooling
- South backing garden
- EPC - D







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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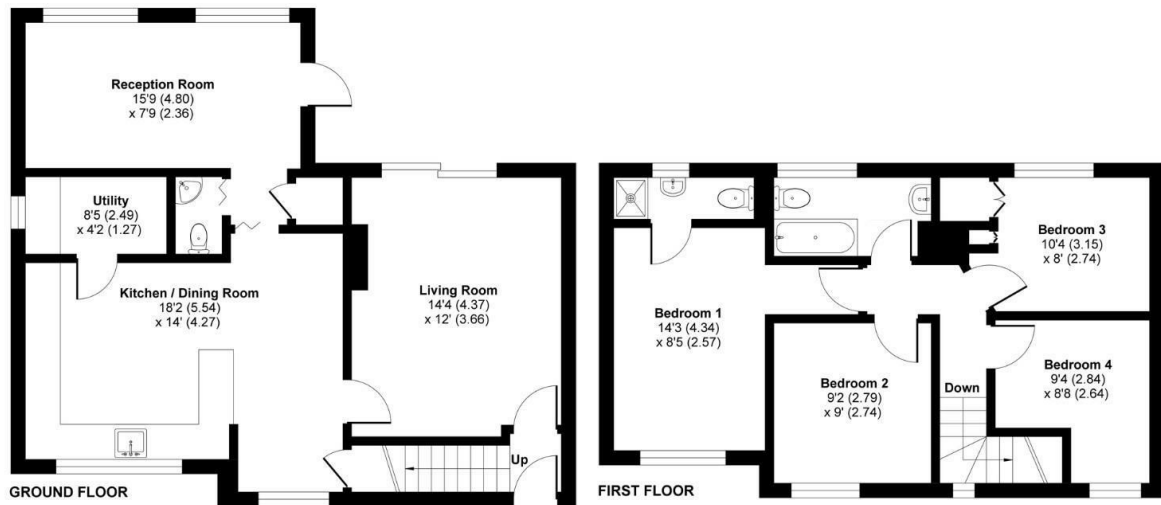
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## 70 Cline Road, Guildford, GU1

Approximate Area = 1189 sq ft / 110 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). © nichecom 2020. Produced for Mark Collins (Guildford) Limited. REF: 614053



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