



Victorian character in the heart of Charlotteville

41 Addison Road Guildford GU1 3QQ

Freehold



2 double bedrooms • Master bedroom with en suite shower • In need of modernisation • Private garden • Set over three floors • No onward chain

Local information

Addison Road is a highly regarded street located in central Guildford less than 1km from the High Street and London Road station. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network.

There is an excellent selection of state and private schools in the area including the Royal Grammar School and Guildford High which are both less than 1km away.

Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants with a large House of Fraser and Marks and Spencer department store.

Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

About this property

This superb semi-detached character property is situated in a quiet road right in the heart of Charlottetown within a short distance of the high street and downs. The ground floor consists of two well-proportioned reception rooms, the front currently used as a living room and the rear a dining room. The kitchen and ground floor bathroom are accessed via the dining room which itself has

access to the rear garden.

Upstairs, there are two double bedrooms, the master benefitting from an en-suite shower room. The basement has been insulated and makes a fantastic third reception space. To the rear of the property is a private garden made up of a patio, grassed area and shed. The property is offered to the market with no onward chain and an internal viewing is highly recommended.

Tenure

Freehold

Local Authority

Guildford

EPC rating = D

Viewing

Strictly by appointment with Savills



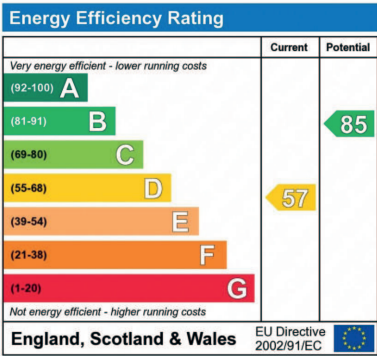




Approximate Area = 90.9 sq m / 978 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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