



INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Addison Road, Guildford, GU1

Guide Price £500,000

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- Victorian townhouse
- Chain free
- Popular Charlotteville area
- 3 bedrooms
- Private garden
- Catchment area for great schools
- Council tax band - D and EPC - D
- Close to Pewley Downs
- Very near to Guildford high street
- Moments from London Road train station



NO ONWARD CHAIN This charming three-bedroom character home is located in the desirable Charlotteville area, set above Guildford on the slopes of Pewley Downs. It offers close proximity to excellent schools, stunning walks nearby and is within easy reach of the town centre and station.

The accommodation is arranged over three floors and includes a spacious reception room, dining area, fitted kitchen, downstairs W/C, three bedrooms, family bathroom, and a boarded loft. Externally, the property boasts a private, low-maintenance rear garden with a brick storage shed and permit parking to the front.

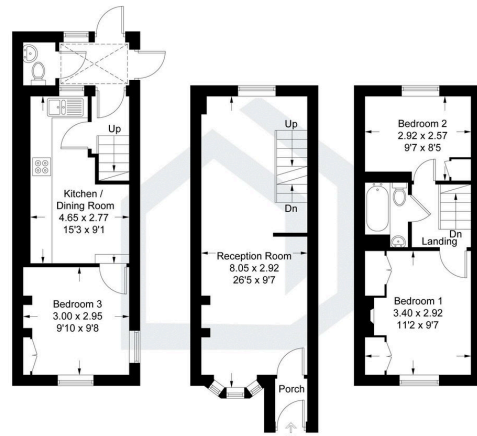
Guildford, the historic county town of Surrey, offers excellent shopping, dining, and recreational facilities, as well as the scenic Surrey Hills for outdoor activities. With fast train services to Waterloo in around 36 minutes and the A3 to the M25 just 6 miles away, it's an ideal base for both work and leisure.





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Approximate Gross Internal Area = 73.9 sq m / 796 sq ft



Lower Ground Floor Ground Floor First Floor

Illustration for identification purposes only. measurements are approximate, not to scale. Fourlabs.co © (ID1154655)

