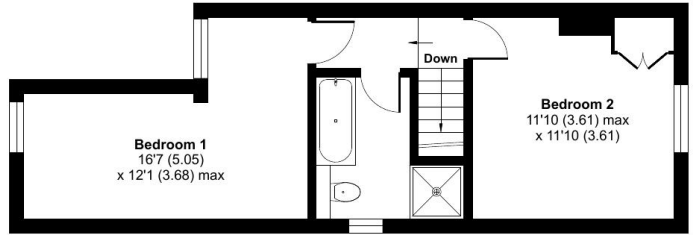
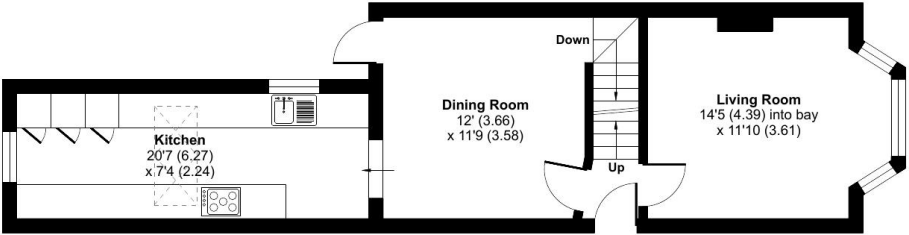


Addison Road, Guildford, Surrey, GU1

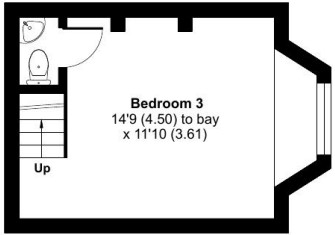
Approximate Area = 1095 sq ft / 101.7 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Seymours Estate Agents. REF: 1154649



Seymours



71 Addison Road
Guildford, Surrey, GU1 3QQ

£650,000 offers in excess of

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 1 bath
- EPC Rating E
- 1095 sq. ft
- London Road 0.4 miles

- A charming period home
- End-of-terrace
- Thoughtfully updated by the current owner
- Convenient yet peaceful setting
- Beautifully-presented throughout
- South-west garden
- Well-regarded schools nearby
- Excellent transport links
- Wide range of amenities within easy reach
- Permit parking available

Set within one of Guildford’s most desirable residential roads, in the highly sought-after Charlotteville area, this charming period home enjoys a wonderfully convenient yet peaceful setting, within easy reach of the town centre, mainline station and highly regarded local schools. The surrounding area is characterised by attractive character properties and leafy streets, offering a balance of town and country living, with Pewley Downs (within the Surrey Hills AONB) located at the end of the road, providing exceptional countryside walks alongside vibrant amenities close at hand.

Behind its handsome facade, the property reveals beautifully presented and thoughtfully arranged accommodation, blending classic features with contemporary styling. The current owner has undertaken an extensive programme of improvements since 2021, including a stylishly updated kitchen and bathroom, new downstairs wooden flooring, new windows and external doors, as well as the addition of high-quality finishes throughout, creating a turnkey home of notable quality.

The entrance is positioned to the side of the property, opening into a welcoming reception hall with stairs rising to the first floor and access through to the principal rooms. To the front, the elegant living room is centred around a Chesney’s wood burner with a limestone fire surround, and enhanced by a bay window that fills the space with natural light. To the rear, the dining room provides a refined setting for both entertaining and everyday living, enjoying a seamless connection through to the kitchen.

The kitchen itself is both stylish and functional, arranged with extensive cabinetry and work surfaces, complemented by a range cooker and a light-filled outlook with skylights that enhance the sense of space. It provides a practical yet attractive hub of the home, well suited to modern lifestyles.

The upper floor continues to impress, with two double bedrooms. The principal bedroom is particularly inviting, with a calm and airy feel, while the additional bedroom offers versatility for family living, guests or home working. A well-appointed family bathroom serves the upper accommodation, finished in a clean and contemporary style.

On the lower ground floor, a further bedroom or adaptable living space adds to the home’s flexibility, ideal for use as a guest suite, home office or hobby room, benefitting from its own sense of privacy.

Outside, the rear garden is a delightful feature, enjoying a South-west aspect, and has been thoughtfully landscaped to create a series of seating areas and planting beds, offering a private and tranquil setting for outdoor dining and relaxation. The front of the property is equally appealing, with a charming approach that complements the character of the house and the surrounding street scene.

This is a home of considerable charm and quality, offering a superb combination of character, style and location in one of Guildford’s most sought-after addresses.

Addison Road is ideally positioned just moments from Guildford’s historic High Street, offering an array of independent shops, restaurants, and cafes, as well as excellent transport links. Guildford mainline station provides fast and frequent services to London Waterloo, while the area also benefits from a selection of highly regarded schools and scenic walks through the nearby Pewley Downs and the North Downs countryside. This property offers an exceptional opportunity to enjoy character, comfort, and convenience in one of Guildford’s most desirable locations.

Transport Links

London Road (Guildford) 0.4 miles
Guildford 0.8 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Highly-regarded location



Landscaped garden

