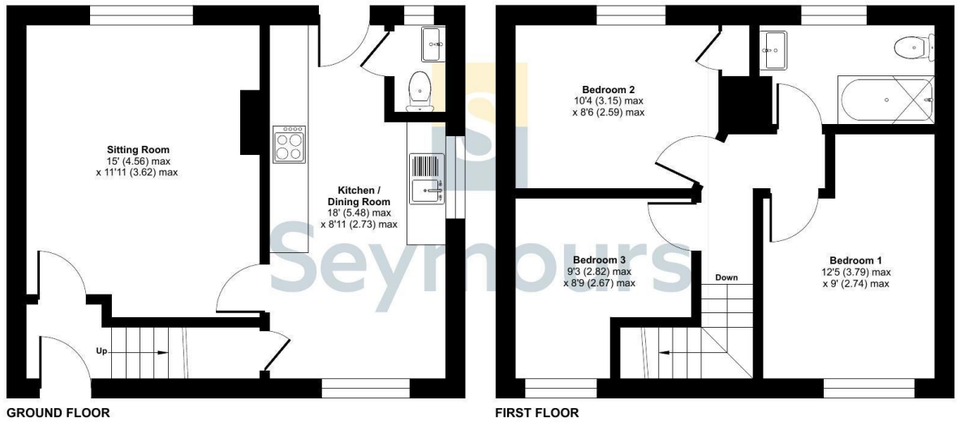
Floorplan

Cline Road, Guildford, Surrey, GU1

Approximate Area = 766 sq ft / 71.1 sq m

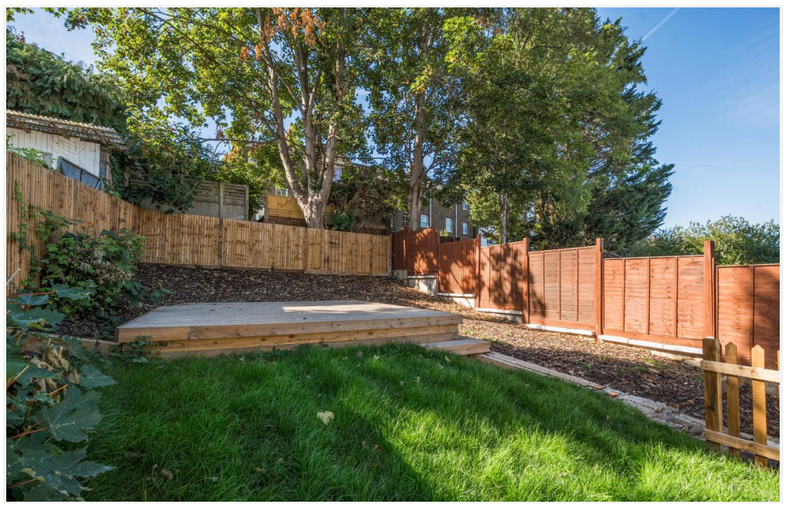
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1523271







Seymours











84 Cline Road
Guildford, Surrey, GU1 3NH

£600,000 Guide Price

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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 3 bedrooms
- 1 bath
- EPC Rating D
- 766 sq. ft
- London Road (Guildford) 0.6 miles
- No onward chain
- Semi-detached
- Off-street parking with an EV charging point
- Tiered garden
- New windows & boiler
- Brand new kitchen appliances
- Redecorated throughout & new flooring
- Excellent transport links

Recently refurbished and offered to the market with no onward chain, this well-presented three bedroom semi-detached home enjoys a sought-after setting in Guildford's Charlotteville area.

The property has had recent improvements including newly fitted windows, a new boiler, newly fitted kitchen/dining room and electrically operated curtains to the ground floor, together with off-street parking, a fully installed EV charging point and a landscaped tiered rear garden.

The entrance hall leads into a generous sitting room, where neutral décor and wood-effect flooring create a bright and welcoming space. A stylish electric fireplace with timber mantel provides an attractive focal point, complemented by recessed ceiling lighting and a contemporary radiator.

The kitchen/dining room is fitted with contemporary cabinetry, wood-effect work surfaces and a full range of brand-new appliances, including a fridge freezer, washer-dryer and dishwasher. Windows on two sides provide plenty of natural light, while the room provides space for a dining table, with useful understairs storage, direct access to the rear garden and a separate ground-floor cloakroom.
Upstairs, there are two well-proportioned double bedrooms and a generous third bedroom, all finished with neutral décor and newly fitted carpets. The third bedroom would also work well as a home office or guest room.

The refurbished family bathroom features a bath with overhead shower and glazed screen, a vanity wash hand basin and WC, complemented by contemporary tiling and a heated towel rail. Outside, the rear garden is arranged over several levels, with steps leading to a lawn and raised timber deck providing space for outdoor seating and entertaining. Gravelled areas and planted borders complement the layout, while established trees provide a leafy backdrop. A pathway runs alongside the house, giving access between the front and rear.

To the front, the property benefits from off-street parking with an EV charging point.

Cline Road forms part of the popular Charlotteville neighbourhood, conveniently positioned for Guildford's shops, cafés and restaurants, as well as nearby schools and the open countryside of Pewley Down. The town centre offers a wide range of leisure and cultural facilities, while Guildford's mainline station provides direct services to London Waterloo. The A3 is also accessible, connecting with the M25 for onward travel.

Offered with no onward chain, this is a stylish home in a highly convenient Guildford location.

Transport Links
London Road (Guildford) 0.6 miles
Guildford 1.0 miles

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

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

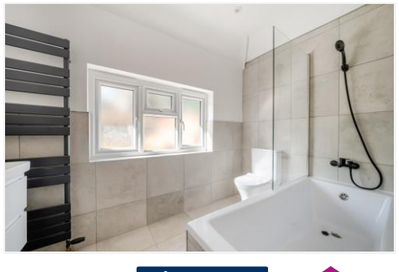


No onward chain





Newly fitted kitchen and bathroom



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