

CURCHODS



87 Cline Road

Guildford, Surrey, GU1 3ND

2 Bedrooms | 1 Bathroom | 1 Reception Room

Offers in excess of £455,000

Freehold



Lovingly cared for and presented to an exceptional standard, this home offers light filled accommodation throughout. The heart of the property is a welcoming open-plan kitchen and sitting room, featuring beautiful herringbone flooring and a timeless Shaker-style kitchen, complemented by a separate utility space. Upstairs, the accommodation comprises a generous principal bedroom with built-in wardrobes, a well-proportioned second bedroom and a stylish family bathroom. Outside, the property continues to impress with a newly finished and highly versatile garden office, together with dedicated outdoor dining areas. Set within an Area of Outstanding Natural Beauty, the property is ideally positioned just moments from the historic cobbled high street, excellent local schools and both London Road and Guildford mainline stations.

EPC C | Council Tax Band C

Charges (if applicable):



Key Features

- Lovingly cared for and beautifully presented throughout
- Stylish open-plan kitchen and sitting room with herringbone flooring
- Timeless Shaker-style kitchen with separate utility space
- Generous principal bedroom with built-in wardrobes
- Well-proportioned second bedroom
- Stylish family bathroom with roll top bath
- Newly finished, versatile garden office with dedicated outdoor dining areas
- Permit parking available at an additional cost

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property also benefits from mobile phone signal and broadband.

Location

Guildford is a thriving and historic county town, renowned for its charming cobbled High Street, iconic Guildford Castle and cathedral. The town centre offers an outstanding mix of shopping, dining and leisure facilities, complemented by a vibrant cultural scene with three theatres, a major live entertainment venue, cinemas, fitness centres, sports clubs and picturesque riverside walks along the Wey Navigation. Guildford is also home to the Royal Surrey County Hospital, a leading regional healthcare provider, Exceptionally well connected, Guildford's mainline railway station provides fast and frequent services to London Waterloo in around 32 minutes, while the nearby A3 offers excellent road links to London, the M25, Heathrow and Gatwick airports, and the South Coast. The town is particularly sought after for its exceptional educational provision, with an excellent selection of highly sought-after state and independent schools, many of which enjoy outstanding reputations. Guildford is also home to the highly respected University of Surrey

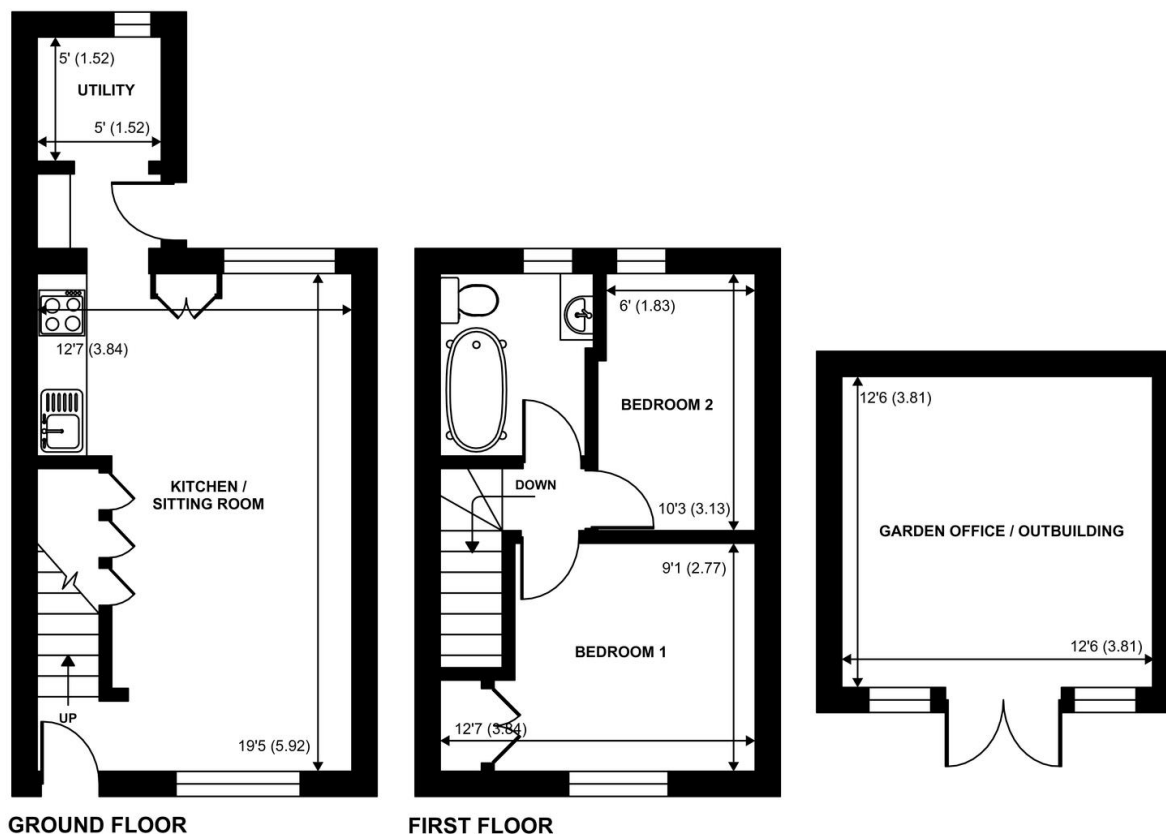


Approximate Area = 553 sq ft / 51.4 sq m

Outbuilding = 156 sq ft / 14.5 sq m

Total = 709 sq ft / 65.9 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 2026. Produced for Simpsons Estate Agents by Curchods. REF: 1520762

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Reference: CHD260027

