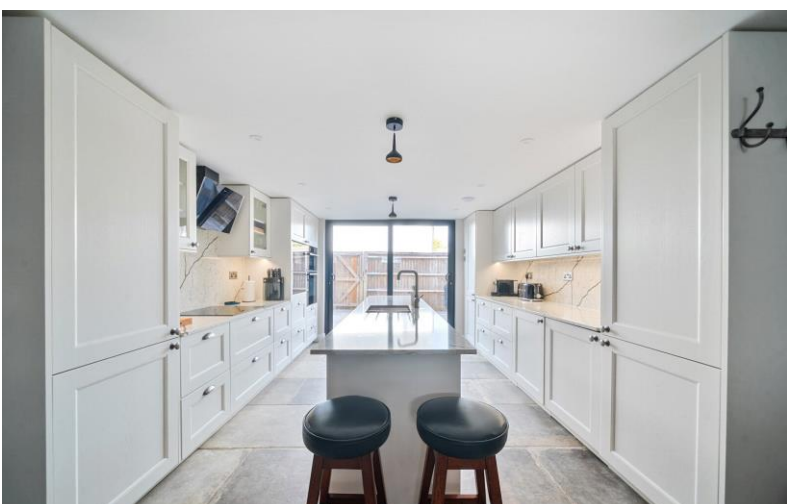
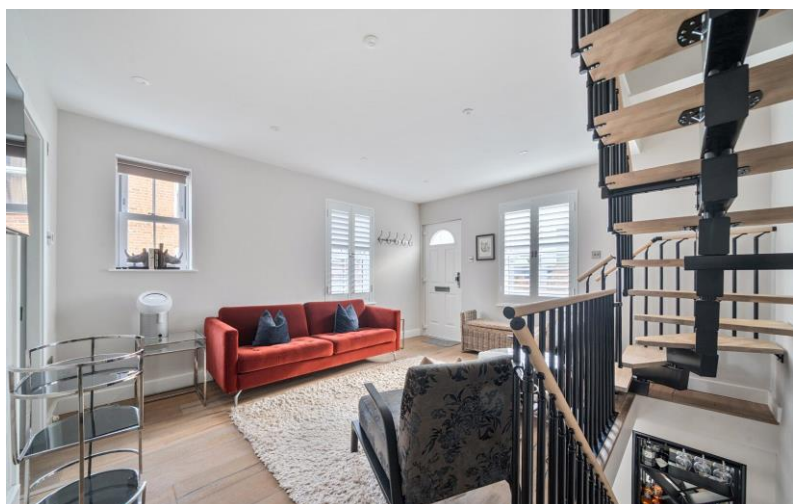


CURCHODS



52 Addison Road

Guildford, Surrey, GU1 3QG

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price £750,000

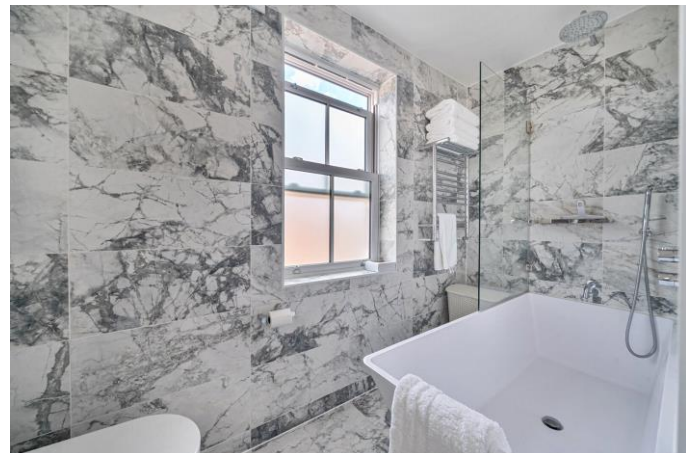
Freehold



END OF CHAIN - A beautifully reimagined three-bedroom Victorian semi-detached cottage, situated in the sought-after area of Charlotteville, perfectly positioned between The Downs and the High Street. This impressive home has been completely reconfigured to maximise space, light and modern living, including a cleverly relocated staircase that creates a fantastic contemporary flow throughout. At the heart of the property is a stunning open-plan kitchen and living space, featuring a superb central island, sleek finishes and beautiful porcelain floor tiles. The loft has also been converted to the highest standard, providing an exceptional bathroom and making the most of every inch of space. Further benefits include off-street parking and a private courtyard garden - a rare combination in such a desirable location.

EPC C | Council Tax Band E

Charges (if applicable):



Key Features

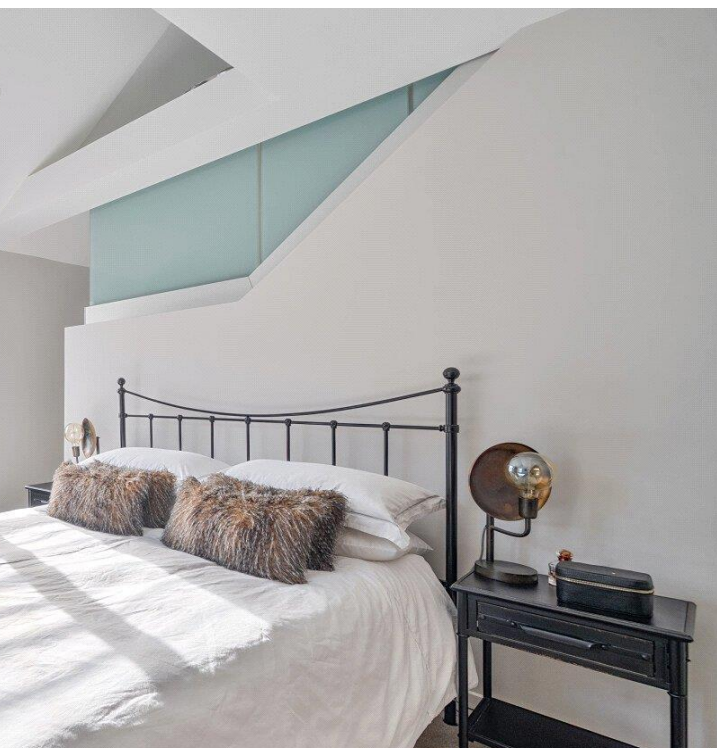
- Three-bedroom Victorian semi-detached cottage with charm and contemporary style
- Highly sought-after Charlottetown location, ideally placed for local amenities
- Perfectly positioned between The Downs and High Street, offering the best of both
- Completely reconfigured and comprehensively modernised to maximise space and light
- Stunning open-plan kitchen and living space with a superb central island
- Exceptional loft conversion, finished and fitted to the highest standard
- Off-street parking and private courtyard garden with an electric car charger
- End of chain

Location

Addison Road is situated in the heart of Charlottetown conservation area and is one of the most attractive parts of central Guildford. Undoubtedly part of the pleasure of this location is the fact that the towns historic cobbled High Street offering a vibrant shopping and dining experience is within a short walk of the house as indeed are the Downs which lead you out into some of the green hills and beautiful open countryside that surround Guildford. Local sought after private and state schools across all age ranges are nearby as are both stations serving Waterloo and the A3 is also accessible for London and major airports via the M25. Guildford also offers great entertainment and sporting facilities including the Yvonne Arnaud theatre, G Live, and the Surrey Sports Park.

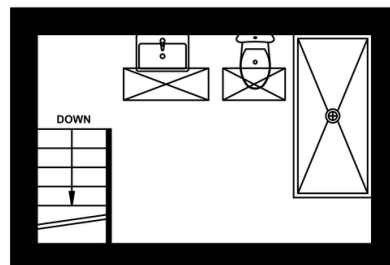
Additional Information

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

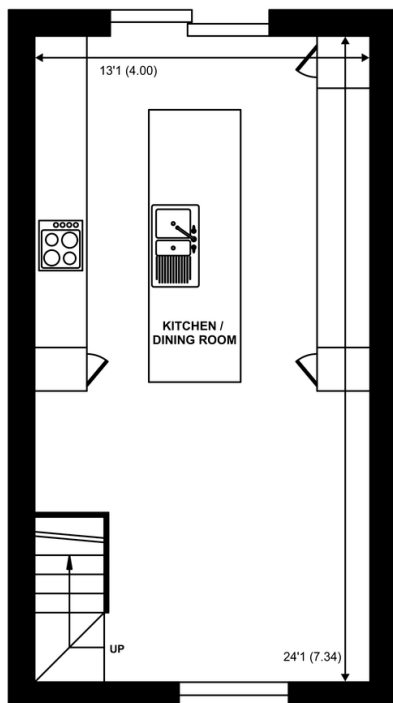


Approximate Area = 1123 sq ft / 104.3 sq m

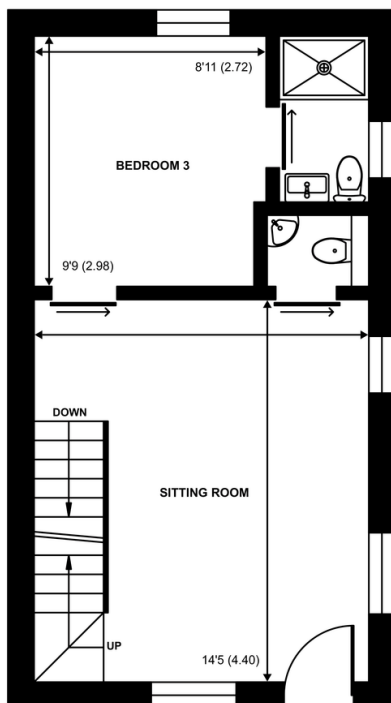
For identification only - Not to scale



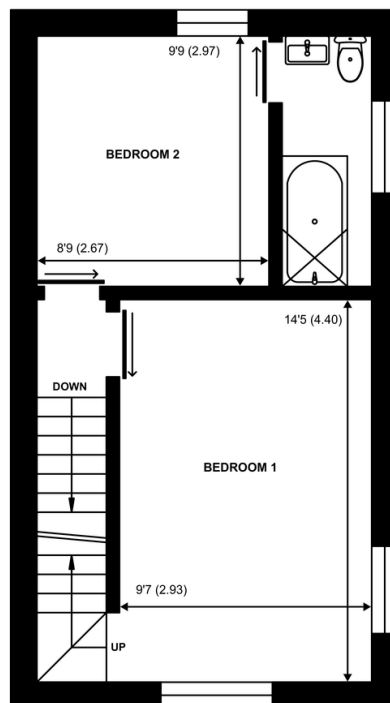
SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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 ta Curchods. REF: 1523445

01483 458800 | guildford@curchods.com

The Clock House, 2 London Road, Guildford, Surrey, GU1 2AF

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Reference: CGD220050

