



Addison Road, Guildford GU1

Built to an **exacting** standard

Knight Frank are pleased to offer this beautiful four bedroom, three bathroom semi detached house situated in the sought after Charlotteville location.

Summary of accommodation

Ground Floor Entrance hall | Sitting room | Kitchen/Dining/Living Room | Cloakroom

First Floor Double bedroom with en suite | Two further double bedrooms | Family bathroom

Second Floor Principal bedroom and en suite bathroom

Garden and Grounds Single garage



Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas fired central heating.

Local authority

Guildford Borough Council
01483 505050

Viewings

Only by appointment through
Knight Frank



Situation

(all times and distances are approximate).

- Guildford's Upper High Street : 0.4 miles
- Central London : 31.5 miles
- Guildford Mainline Station: 1.1 miles (from 32 minutes to London Waterloo)
- London Road Station, Guildford: 0.5 miles (from 47 minutes to London Waterloo)
- A3 (Guildford) : 1.8 miles
- M25 (Junction10) : 8.1 miles
- Heathrow: 21.3 miles
- Gatwick : 32.8 miles

Schools

- Tormead
- Guildford High School
- George Abbott School
- Lanesborough Preparatory School
- Royal Grammar School
- St Peters Catholic School
- St Thomas of Canterbury Catholic School
- Guildford County School
- Pewley Down Infant School
- Boxgrove Primary School
- Holy Trinity Junior School
- St Catherine's
- Charterhouse
- Aldro

Amenities

- Yvonne Arnaud Theatre
- G Live
- Pit Farm Tennis Club
- Merrow Tennis Club
- Surrey Sports Park
- Spectrum Leisure Centre
- Bramley Golf Club
- West Surrey Golf Club
- Guildford Golf Club
- Worplesdon Golf Course







The Property

Built-in 2015, 111a Addison Road provides ample accommodation over 3 floors. The entrance hall features solid oak floors and opens to a spacious and bright kitchen/breakfast room. The kitchen is fitted with Bosch appliances, a breakfast bar, and ample space for dining and has French doors leading to the garden. The property also benefits from a family room/snug area within this living/kitchen area.

A separate reception room with a large bay window makes an ideal space for formal entertaining. The whole house is very light with many of the rooms benefiting from dual aspect windows. A large cloakroom completes the ground floor.

The first floor comprises of three double bedrooms, one en-suite, and a family bathroom. The second floor consists of a large double bedroom, dressing area, and a bathroom. This would make an ideal master bedroom or a guest suite. All the bathrooms are fitted to a high specification.

The garden has been well landscaped with many interesting shrubs and roses and is very low maintenance and private. The garage is an added advantage for a town centre property.

Addison Road is ideally located close to Pewley Downs, Holy Trinity school, and is a short walk to Guildford station and the High Street.







A beautiful home in Guildford

Directions

(Postcode GU1 3QE)

From Guildford's Upper High Street and our office on your left hand side proceed to the mini roundabout taking the right hand fork onto Epsom Road. Continue approximately 270 feet and turn right onto Hunter Road.

At the top of Hunter Road turn left onto Harvey Road and take the next right onto Chesham Road. Continue up Chesham Road and at the end turn right onto Cooper Road. At the end of Cooper Road turn left onto Addison Road where No. 111A will be found opposite Cooper Road.



Floorplan

Approximate Gross Internal Floor Area

153 sq m / 1,648 sq ft (Main House)

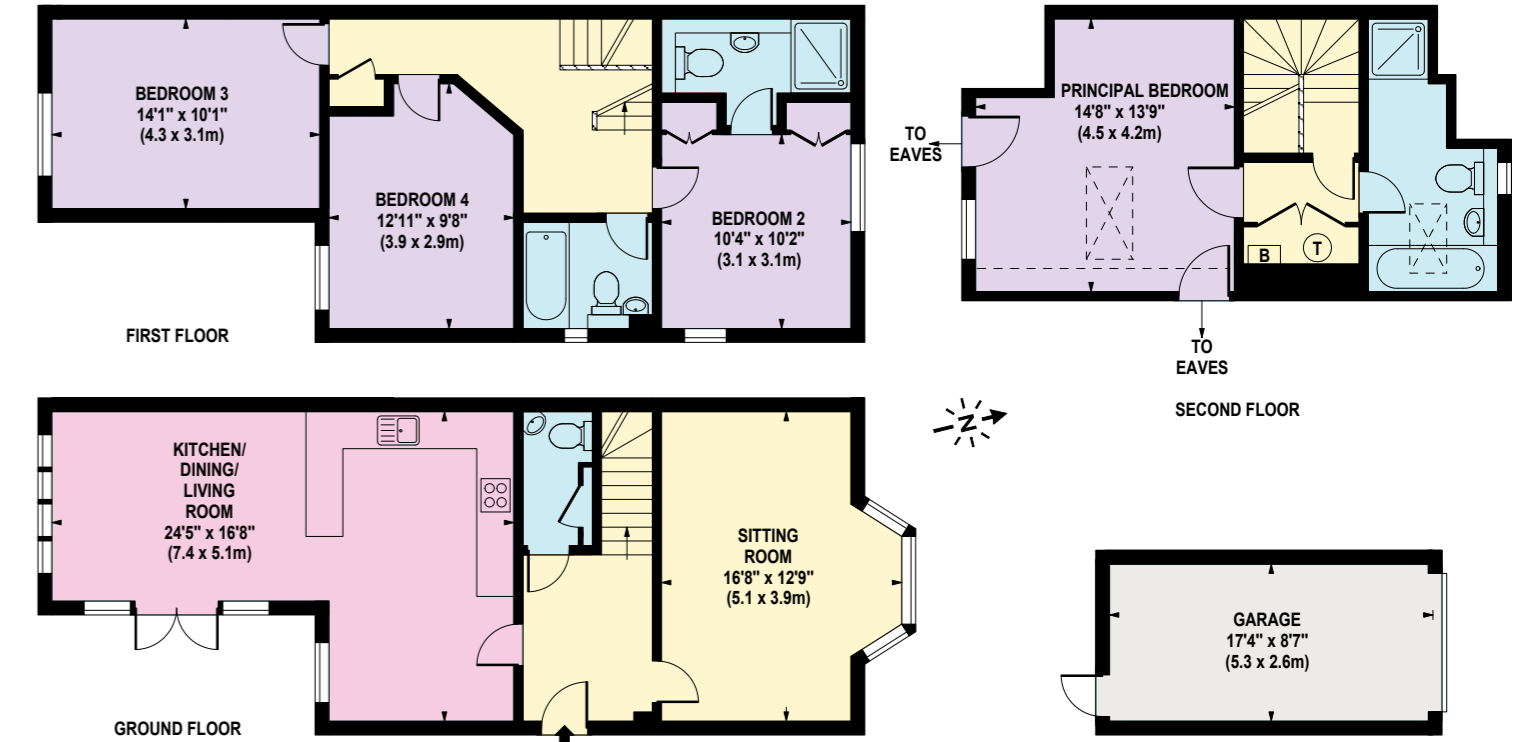
Approximate Gross Internal Floor Area

14 sq m / 147 sq ft (Garage)

Approximate Gross Internal Floor Area

167 sq m / 1,795 sq ft (Total)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford,

Surrey

GU1 3DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more

James Ackerley

01483 565171

james.ackerley@knightfrank.com

Morten Boardman

01483 565171

morten.boardman@knightfrank.com

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated January 2022. Photographs and videos dated January 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



PRODUCED FROM SUSTAINABLE PAPER

