



89 Addison Road, Guildford, Surrey

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BNP PARIBAS GROUP 

89 Addison Road

Guildford

Surrey

GU1 3QE

A stylishly appointed three-bedroom home in a desirable, central Guildford location

Guildford town centre 0.4 miles, Guildford mainline station 1.4 miles (36 minutes to London Waterloo), A3 1.4 miles, M25 (Jct 10) 8.6 miles, Heathrow Airport 21 miles, Central London 30 miles

Reception room | Studio | Kitchen/breakfast room | Utility | Study | Cloakroom | Principal bedroom with en suite shower room | 2 Further bedrooms | Family bathroom | Garden office
Landscaped gardens
EPC rating TBC

The property

89 Addison Road is a beautifully presented end-of-terrace property that offers more than 1,400 sq. ft of modern, stylish accommodation, with period details including original cast-iron fireplaces and sash windows.

The main reception room is 24ft long, with two large sash windows to the front, wooden flooring and an ornate cast-iron fireplace with a tiled surround. Double doors lead to the kitchen and breakfast room at the rear, which has two skylights overhead. The kitchen is fitted with sleek, contemporary units to base and wall level, as well as a breakfast bar and integrated AEG appliances. The lower ground level offers a further reception room, which is currently used as a studio, but could be a study or a sitting room.

There are two double bedrooms of similar proportions on the first floor, as well as the family bathroom. The principal bedroom is

located on the second floor, with its two south-facing skylights, eaves storage and en suite shower room.

Outside

At the front of the property there is parking for one vehicle, while there is also parking in bays on the street via a resident permit scheme. The southeast-facing rear garden is terraced and includes a patio area and steps leading to an artificial turf lawn. Further up there is an area of decking with a shade, and a garden office. The garden is bordered with high timber fencing on all sides.

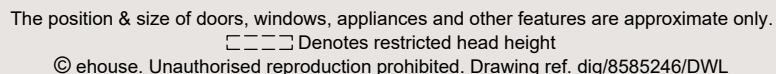
Location

The property is located less than half a mile from the historic centre of Guildford and mainline station. An extensive range of recreational and cultural amenities are on offer in the town and include the Odeon cinema complex, Yvonne Arnaud, Electric and G Live Theatres. Guildford provides an extensive range of shops, coffee shops and restaurants, from high street stores to bespoke retailers. The Guildford area is renowned for its excellent range of both state and independent schools and include Burpham Primary School, Royal Grammar School, Guildford High School, Tormead School and Lanesborough School. The property has excellent transport links, with easy access to rail services into central London and the A3, A25 and M25 providing links across the south-east and the national motorway network and to the major international airports at Gatwick and Heathrow.





Addison Road, Guildford
Main House internal area 1,405 sq ft (131 sq m)
Garden Office internal area 55 sq ft (5 sq m)
Total internal area 1,460 sq ft (136 sq m)
For identification purposes only.



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