












99 Cline Road
Guildford

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive, semi-detached home just moments from Guildford's High Street and Pewley Meadows

With red-brick and white rendered elevations, Number 99 Cline Road offers character and charm with modern interior styling ideally-suited to 21st century lifestyles. A good-sized rear garden provides an outdoor sanctuary away from the bustle of the town centre, whilst green open spaces are also on the doorstep for recreation.

	1 RECEPTION ROOM		3 BEDROOMS		1 BATHROOM
	ON ROAD PARKING		GARDEN		FREEHOLD
	TOWN		894 SQ FT		GUIDE PRICE £625,000

The property

Light and airy accommodation is on offer in this well-presented home, with fresh, neutral décor creating a calm and an uncomplicated living environment. The wood floor covering on the ground floor offers a sense of cohesion across reception areas and provides modern practicality. A spacious sitting room is centred around a feature fireplace with log burning stove, and alcoves to either side of the chimney breast provide display shelving and cupboard storage. An aperture gives access through to the generously-proportioned kitchen/dining room creating a convivial lower level perfect for hosting family and friends. Fitted with modern wall and base level cabinetry, the kitchen has stone work surfaces with ample space alongside for a dining zone and an external, half-glazed door offering an easy transition to the rear garden. A tucked away utility provides useful ancillary space for hiding away domestic appliances and is adjoined by a cloakroom facility. A convenient downstairs WC, perfect for guest and everyday use.

A stairway rises to the first floor accommodation which comprises three bedrooms, a family bathroom with underfloor heating, shower over the tub and across the landing a separate cloakroom.



Outside

Brick walls front the pedestrian walkway and the side boundary beside the access passage to the rear of the home. There is a paved path leading to the sheltered entrance portal and the front garden features an area of lawn, evergreen hedging to the neighbouring property and shrubs in a bed creating visual appeal at the frontage. A paved terrace adjoins the back of the house offering a patio for garden furniture and for al fresco dining. A grassed zone has hedging to each side and extends to a raised seating setting which has steps formed from timber sleeper steps. This alternative outdoor spot provides a secondary area for relaxing in the garden and benefits from a southerly aspect.

Location

Cline Road is conveniently situated within easy reach of the historic town centre of Guildford with its extensive range of retail, recreational and cultural amenities. There are numerous cafés, bars and restaurants providing venues for socialising, as well as entertainment at the Yvonne Arnaud Theatre, Electric and G Live. For sports enthusiasts, facilities are available at the Surrey Sports Park and The Spectrum Sports Centre and golfers have access to courses at Clandon Regis, Sutton Green and Hurtmore Golf Clubs. For the walkers there is a public path that leads from the end of Cline Road to Pewley Down, Pilgrims Way, St Martha's Hill and beyond, making it easy to explore the surrounding area on foot. Ideally located making it perfect for commuters with London Road train station 0.8 miles and Guildford train station 1.8 miles away, with the mainline station has direct trains to London, and road-user have easy access to the A3, linking with the M25, whilst for travel further afield, London Heathrow and Gatwick Airports are within reach. The Guildford area is renowned for its excellent range of state and independent schooling.



Distances

- Guildford High Street 0.5 mile
- London Heathrow Airport 22.5 miles
- London Gatwick Airport 32 miles
- Central London 31 miles
- London Road Train Station 1.8 miles
- Guildford Train Station 0.8 miles

Nearby Stations

- London Road railway station
- Guildford railway station
- Shalford railway station

Key Locations

- Guildford Castle
- Pewley Down Nature Reserve
- Loseley Park (House & grounds)
- RHS Garden Wisley

Nearby Schools

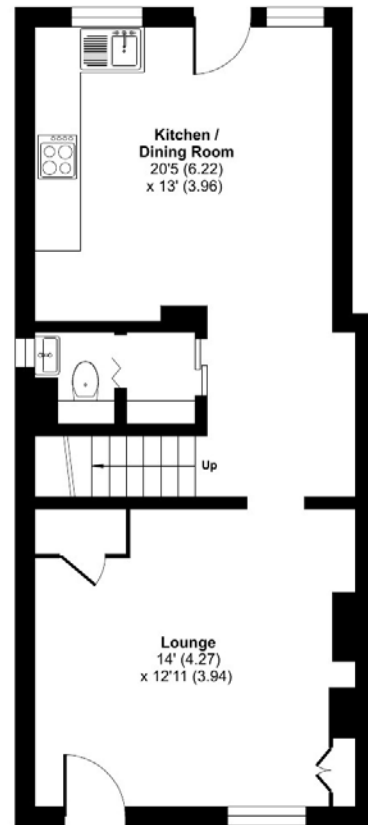
- Holy Trinity CofE Junior
- Pewley Down School
- Tormead School
- Guildford High School
- George Abbott
- St Catherine's School in Bramley



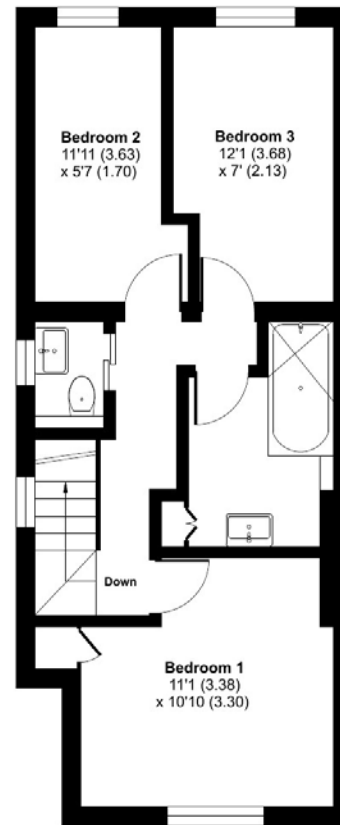
Cline Road, Guildford, GU1

Approximate Area = 894 sq ft / 83 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1180154



Floorplans

Main House internal area 894 sq ft (83 sq m)

Total internal area 894 sq ft (83 sq m)

For identification purposes only.

Directions

GU1 3ND

///What3words: hopes.rides.tribe - brings you to theriveway

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

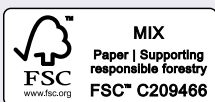
EPC Rating: D

Guildford

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