



**13 Albert Road, Merstham, RH1 3LU**  
**Guide Price £340,000**

A two bedroom property offered to the market with NO ONWARD CHAIN and in need of modernisation. The accommodation comprises two reception rooms, kitchen, utility with WC, two double bedrooms and first floor family bathroom. The property is situated in a cul-de-sac location within walking distance to Merstham Village with local amenities and mainline railway station providing good commuter links to London, Gatwick and the South coast. Bus routes serve Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants and weekly local market. The M23/25 can be accessed at the Hooley Interchange, Junction 7.

## **DOUBLE GLAZED FRONT DOOR**

Leading to:

## **ENTRANCE PORCH**

Side aspect window, glazed door leading to:

## **SITTING ROOM 12'1 x 11'11 (3.68m x 3.63m)**

Front aspect double glazed windows, double radiator, wall mounted lights, power points, coved ceiling, feature fireplace, door to:

## **INNER LOBBY**

Giving access to stairs leading to first floor landing, door to:

## **DINING ROOM 12'0 x 11'11 (3.66m x 3.63m)**

Rear aspect Upvc double glazed window, wall mounted lights, radiator, feature fireplace, understairs cupboard housing fuse board and meters, thermostat for central heating, door to:

## **KITCHEN 9'5 x 7'5 (2.87m x 2.26m)**

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, space for cooker, space for fridge and freezer, space and plumbing for washing machine, side aspect Upvc double glazed window, two radiators, power points, telephone point, side aspect glazed door, door giving access to:

## **UTILITY ROOM**

Wall mounted boiler, work surface, sink, space for tumble dryer, power points, rear aspect window, control panel for central heating and hot water, door to:

## **DOWNSTAIRS TOILET**

Comprising low level WC and rear aspect window.

## **STAIRS LEADING TO FIRST FLOOR LANDING**

Access to loft via hatch, power point, door to:

## **MAIN BEDROOM 12'1 x 11'11 (3.68m x 3.63m)**

Front aspect double glazed windows, radiator, power points, fitted cupboards.

## **BEDROOM 2 12'0 x 11'11 (3.66m x 3.63m)**

Rear aspect double glazed window, radiator, power points, cupboard, door to:

## **FAMILY BATHROOM**

A coloured four piece suite comprising low level WC, bidet, pedestal wash hand basin, bath with mixer tap and shower attachment, radiator, extractor fan, cupboard housing water tank, rear aspect obscured double glazed window.

## **OUTSIDE**

### **REAR GARDEN**

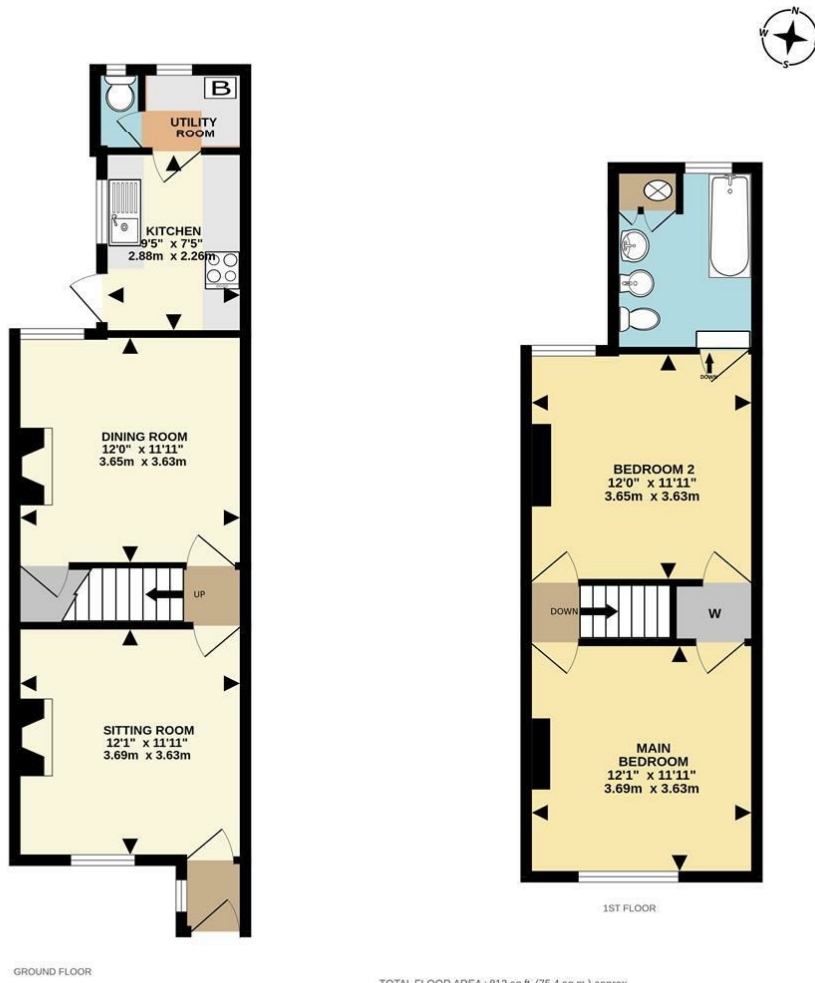
Mainly laid to lawn, outside water tap, outside lighting, fencing, mature shrubs and flower borders.

## **FRONT**

Wall to front, step up to front door.

## **COUNCIL TAX BAND C**

# Floor Plan

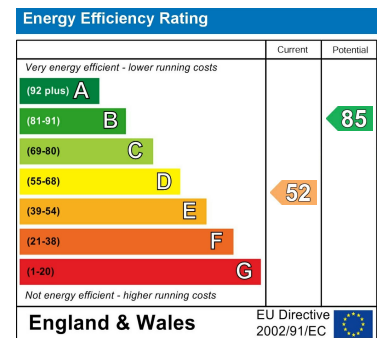


TOTAL FLOOR AREA : 812 sq.ft. (75.4 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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# Area Map



# Energy Efficiency Graph



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