



**36 Albury Road, Merstham, RH1 3LS**  
**Guide Price £450,000**

A three bedroom semi detached property offered to the market with off street parking, re-fitted shower room, fitted kitchen, two reception rooms, walking distance to mainline station, Merstham Village and local shops. The area offers a choice of schools for children of all age groups and bus routes serve Redhill town centre which offers more comprehensive facilities including a good choice of bars, restaurants and shops. The M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good motorway links to London, Gatwick and Heathrow Airports and the South coast.

## **DOUBLE GLAZED FRONT DOOR**

Leading to:

## **ENTRANCE**

Stairs leading to first floor, door to:

### **SITTING ROOM 12'4" x 11'1" (3.76m x 3.38m)**

Front aspect Upvc double glazed window, wood style flooring, feature fireplace with solid fuel burner, power points, radiator, telephone point, cupboard housing fuse board and meter.

### **DINING ROOM 12'2" x 11'1" (3.71m x 3.38m)**

Rear aspect Upvc double glazed window, radiator, continuation of wood style flooring, understairs storage cupboard with space for coats and shoes, power points, door to:

### **KITCHEN 10'9 x 6'6 (3.28m x 1.98m)**

A range of wall mounted and base level units, square edge quartz work surface, stainless steel sink with mixer tap, space and plumbing for washing machine, integrated electric oven, wall mounted boiler, ceramic hob with extractor hood over, space for microwave, side aspect Upvc double glazed window, side aspect Upvc double glazed patio door giving access to rear garden, down-lighters, part tiled walls, power points, tiled floor, electric heater, extractor, door to:

## **SHOWER ROOM**

A white three piece suite comprising low level WC, pedestal wash hand basin with chrome style mixer tap, chrome heated towel rail, continuation of tiled floor, shower cubicle, tiled walls, rear aspect obscured Upvc double glazed windows, down-lighters, extractor.

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

Access to loft via hatch, door to:

### **MAIN BEDROOM 12'4 x 11'1 (3.76m x 3.38m)**

Front aspect Upvc double glazed window, radiator, power points, fitted cupboard.

### **BEDROOM 2 12'4 x 7'3 (3.76m x 2.21m)**

Rear aspect Upvc double glazed window, radiator, power points, fitted cupboard.

### **BEDROOM 3 10'9 x 6'6 (3.28m x 1.98m)**

Rear aspect Upvc double glazed window, radiator, power points.

## **OUTSIDE**

### **REAR GARDEN**

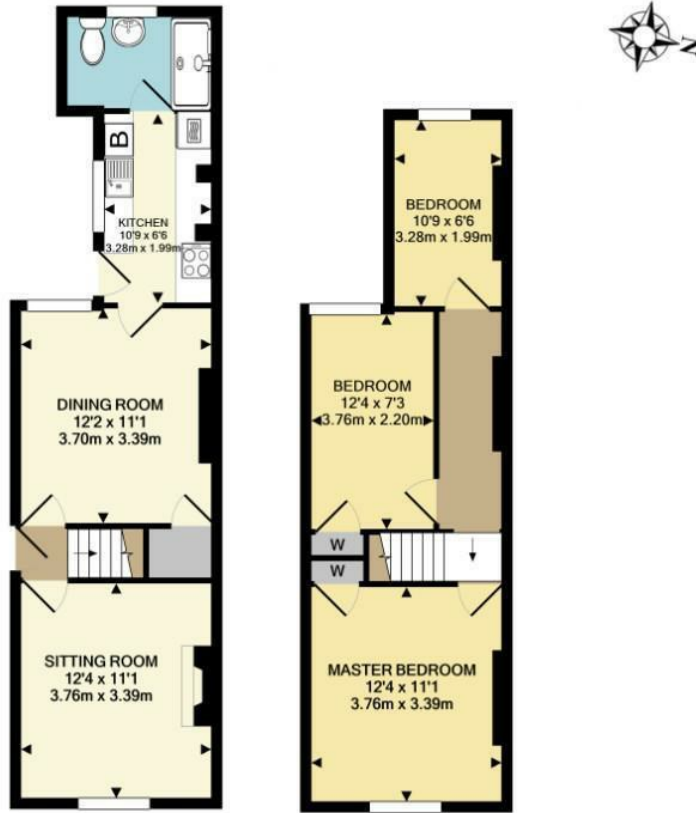
Side access via gate, block-paved patio garden, raised beds, mature shrubs and flower borders, panel fencing.

### **FRONT GARDEN**

OFF STREET PARKING.

## **COUNCIL TAX BAND D**

# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 SQ.M.)

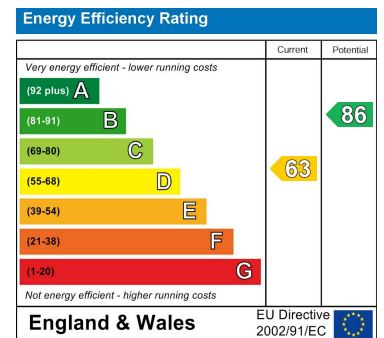
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**THOMAS & MAY**

# Area Map



# Energy Efficiency Graph



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