



**28 Albury Road, Merstham, RH1 3LS**  
**Asking Price £415,000**

A three bedroom property offered to the market with sitting room, kitchen/breakfast room, family bathroom, double glazing, central heating, off street parking and garden to rear. The property is located in Merstham with a good choice of schools, local shops, walking distance to mainline railway station providing good commuter links to London, Gatwick and the South coast and the M23/25 which can be accessed at the Hooley Interchange Junction 7. Bus routes serve nearby Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **ENTRANCE PORCH**

Front aspect Upvc double glazed windows, Upvc double glazed front door leading to:

## **ENTRANCE HALL**

Radiator, stairs leading to first floor landing, understairs storage cupboard, further understairs storage cupboard, door to:

## **SITTING ROOM 12'5 x 12'1 (3.78m x 3.68m)**

Front aspect Upvc double glazed window, double panelled radiator, feature fireplace, power points.

## **KITCHEN/BREAKFAST ROOM 15'8 x 13'7**

**(4.78m x 4.14m)**

Rear aspect Upvc double glazed windows overlooking rear garden, a range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated four ring gas hob with extractor hood over, integrated oven and grill, space for fridge/freezer, double panelled radiator, power points, part tiled walls.

## **UTILITY AREA:**

Wall mounted boiler, rear aspect Upvc double glazed windows overlooking rear garden, side aspect Upvc double glazed patio door giving access to rear garden, space and plumbing for washing machine.

## **BATHROOM**

A white three piece comprising low level WC, inset wash hand basin with chrome style mixer tap, panel enclosed bath with chrome style mixer tap and shower attachment, part tiled walls, rear aspect obscured Upvc double glazed window, radiator.

## **STAIRS LEADING UP TO FIRST FLOOR**

## **LANDING**

Access to loft via hatch, door to:

## **MAIN BEDROOM 13'2 x 10'3 (4.01m x 3.12m)**

Front aspect Upvc double glazed window, radiator, power points, fitted wardrobes with hanging rails and shelving.

## **BEDROOM 2 11'10 x 9'2 (3.61m x 2.79m)**

Rear aspect Upvc double glazed window overlooking rear garden, radiator, power points.

## **BEDROOM 3 8'4 x 8'2 (2.54m x 2.49m)**

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

## **SEPARATE WC**

With low level WC, inset wash hand basin with tiled splash-back, extractor, down-lighters.

## **OUTSIDE**

## **REAR GARDEN**

Area of level lawn, mature shrubs and flower borders, rear access.

## **FRONT GARDEN**

Block paved driveway providing OFF STREET PARKING, access to entrance porch.

## **COUNCIL TAX BAND D**

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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