



15 Albury Place, Merstham, RH1 3LP
Asking Price £270,000

15 Albury Place, Albury Road, Merstham, Surrey RH1 3LP

A one bedroom semi detached bungalow offered to the market with NO ONWARD CHAIN, conservatory, sitting room, kitchen, bedroom, shower room, gardens and allocated parking and being within walking distance to Merstham amenities, shops and mainline railway station which offers 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 the M23/25 can be accessed at the Horley Interchange, Junction 7.

UPVC DOUBLE GLAZED FRONT DOOR

Leading through to:

ENTRANCE PORCH

With light, Upvc double glazed front door giving access to::

ENTRANCE HALL

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

SITTING ROOM 15'7 x 8'0 (4.75m x 2.44m)

Wall mounted heater, coved ceiling, smoke alarm, power points, TV aerial point, double glazed patio doors giving access to:

CONSERVATORY 7'7 x 7'6 (2.31m x 2.29m)

Upvc double glazed conservatory with Upvc double glazed doors giving access to patio, decking area and garden, power points, wall mounted light.

KITCHEN 8'0 x 5'6 (2.44m x 1.68m)

A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, integrated ceramic electric hob, integrated electric oven, space and plumbing for washing machine, space for microwave, space for fridge/freezer, front aspect Upvc double glazed window overlooking shingled front garden, power points.

BEDROOM 10'0 x 6'2 (3.05m x 1.88m)

Front aspect Upvc double glazed window overlooking shingled front garden, wall mounted heater, power point, fitted wardrobe with hanging rail and shelving.

SHOWER ROOM

A white three piece suite comprising pedestal wash hand basin with chrome style mixer tap, low level WC, medicine cabinet, separate shower cubicle, heated towel rail, rear aspect obscured Upvc double glazed window, cupboard housing water tank and shelving.

OUTSIDE

REAR GARDEN 26'0 x 21'7 (7.92m x 6.58m)

Area of decking, area of patio, side access, outside lighting.

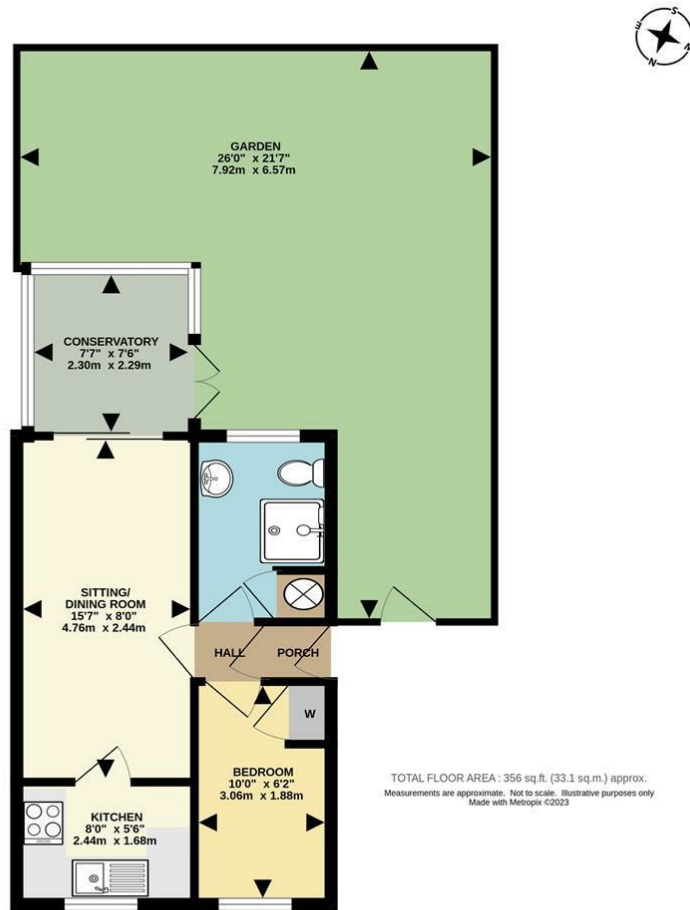
FRONT GARDEN

Shingled area, pathway leading to front door.

ALLOCATED PARKING

COUNCIL TAX BAND C

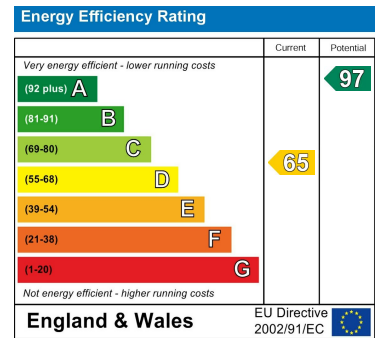
Floor Plan



Area Map



Energy Efficiency Graph



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