



Albury Road, Merstham Redhill RH1 3LW

welcome to

Albury Road, Merstham Redhill

Built in 1902 in Merstham which benefits from local doctors, dentist, cafes and shops. Schools within the area include Furzefield Primary and Merstham Primary which are both Ofsted rated 'Good'. Lime Tree Primary academy, rated 'Outstanding', is also within walking distance and has a Nursery division.

Redhill and Reigate town centres are nearby with an array of shops, restaurants and cafes. The M25 for links into London, the coast and Gatwick are on the doorstep.

For the commuter, Merstham and Redhill train stations are also close by with direct trains to London Victoria & London Bridge via Thameslink and Southern, Gatwick and Crawley.

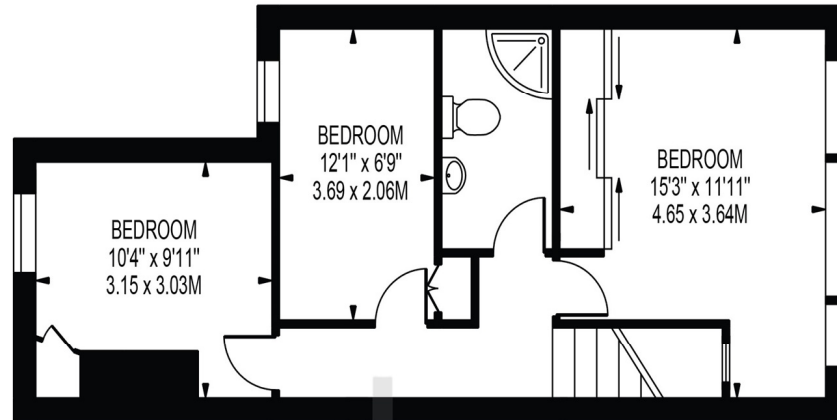
This house is a perfect example of a Victorian, halls adjoining family home which features updated roof, rainwater goods, windows, heating and electrics, interior including bathroom, kitchen, and shower room. It has a stunning aesthetic feel and is the best example of a house being preserved for future generation that I have seen for years.

The interior reception space flows allowing great space for family time and entertaining. With both a downstairs bathroom and an upstairs shower room and W/C the house is balanced for the whole family. Outside there is a secure gated shared driveway to the rear where you have parking and a detached garage. The rear garden extends well over 100 foot and backs onto the recreational open space. The garden offers room for children to enjoy playing as well as a patio and kitchen garden area.

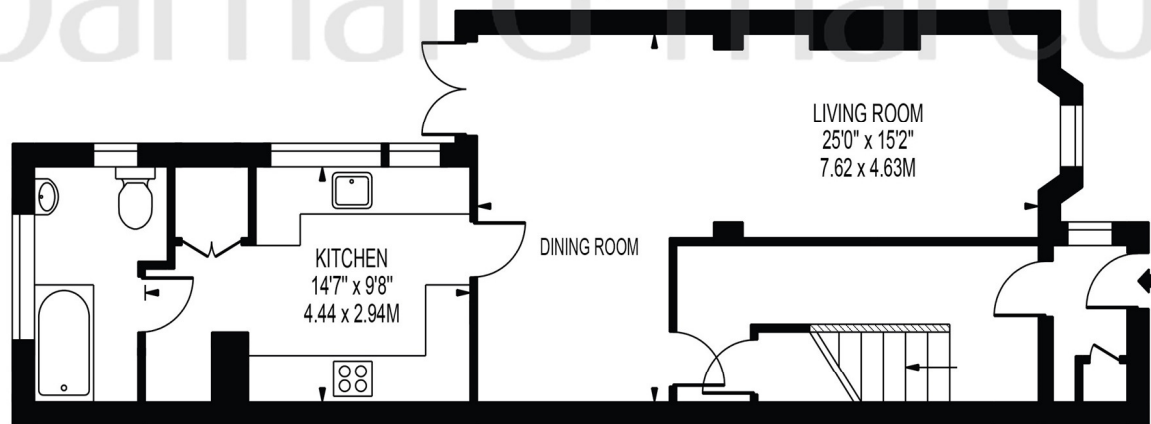


ALBURY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1089 SQ FT - 101.17 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
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welcome to

Albury Road, Merstham Redhill

- Spacious Three-bedroom Victorian semi-detached family home (Halls adjoining)
- A perfect blend of a period property and modern interior
- Built in 1902
- Detached Garage and off-road parking
- Large rear gardens backing onto the park open space.

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH103524



Property Ref:
RDH103524 - 0025

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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