



Albury Road, Merstham Redhill RH1 3LP

welcome to

Albury Road, Merstham Redhill

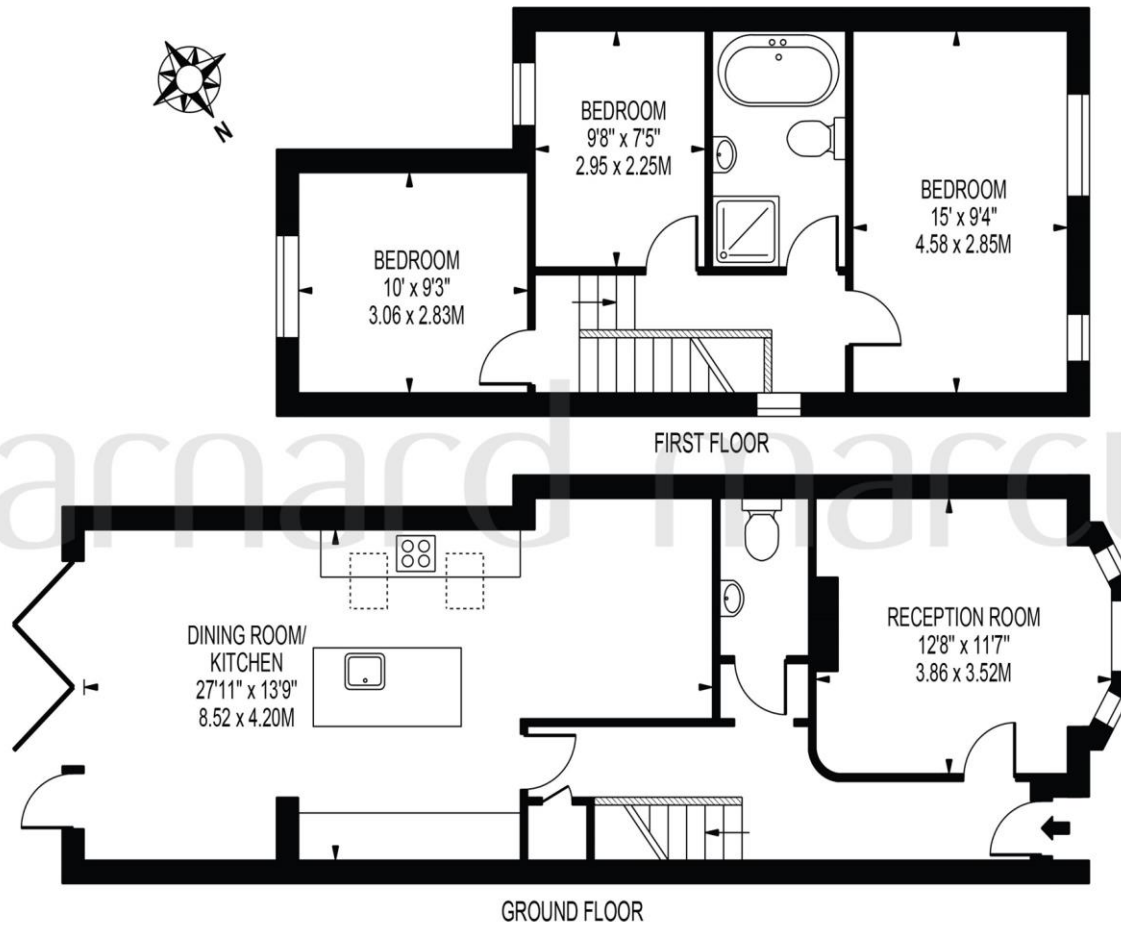
This three double bedroom CHAIN FREE character family home in Merstham village benefits from local doctors, dentist, cafes and shops. Schools within the area include Furzefield Primary and Merstham Primary which are both Ofsted rated 'Good'. Lime Tree Primary academy, rated 'Outstanding', is also within 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. On the outskirts of Merstham is Mercers Country Park. There is something for everyone here, picturesque views, water sports, angling, miles of walking and cycle paths and the relaxing 'Inn on the Pond'. This beautiful home is ready to put your bags down and live. For any social couple or family you have the magical kitchen/dining 'with island' area measuring 20'6 ft with the ever popular bi-fold doors leading out onto the rear garden. Just picture it at Christmas or birthday's WOW. Off the entrance hallway you have the downstairs cloakroom and bay-fronted reception room great for that escape to watch a move or glass of wine. On the first floor you have three double bedrooms and four piece family bathroom. The garden at the rear offers patio area to laid lawn and gated side access.



ALBURY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1092 SQ FT - 101.49 SQ M



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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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- No chain
- Deatched
- A short walk to Merstham train station
- Downstairs w/c
- 20'6 ft open plan kitchen/living space with bi-fold doors and centre island

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£575,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/RDH102531



Property Ref:
RDH102531 - 0002

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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