



13



13 ALBURY PLACE ALBURY ROAD, MERSTHAM, SURREY, RH1 3LP
£310,000
FREEHOLD

***** WELL PRESENTED, END OF TERRACE 2 BEDROOM BUNGALOW, IN A CUL DE SAC LOCATION WITH OFF ROAD PARKING AND NO CHAIN *****

This modern, two bedroom bungalow is situated in a great spot, close to a selection of shops and transport links.

To the front there is an entrance porch, which leads through to a hallway with built in storage. There is a modern, fitted kitchen, a shower room, two bedrooms, both with fitted wardrobes, and a lounge with direct access to the garden.

Being the end of terrace, this particular bungalow has a wider garden plot, and a handy side access gate.

You have a lawn garden, with a patio area, fenced boundaries and a timber shed.

Nearby there is a parade of local shops and a café, as well as a bus stop right at the entrance to the development. Merstham train station is only half a mile away, and offers direct trains into central London, as well as services to Gatwick and the south coast.

- BUNGALOW
- LOUNGE
- TWO BEDROOMS
- ALLOCATED PARKING
- COUNCIL TAX BAND: C
- CONVENIENT LOCATION
- KITCHEN
- SHOWER ROOM
- NO CHAIN
- EPC RATING: E





ROOM DIMENSIONS:

ENTRANCE PORCH

5'0 x 2'8 (1.52m x 0.81m)

ENTRANCE HALL

11'10 x 2'8 (3.61m x 0.81m)

LOUNGE

11'5 x 9'10 (3.48m x 3.00m)

KITCHEN

7'8 x 5'4 (2.34m x 1.63m)

BEDROOM ONE

10'11 x 8'0 (3.33m x 2.44m)

BEDROOM TWO

9'10 x 7'10 (3.00m x 2.39m)

SHOWER ROOM

7'9 x 5'6 (2.36m x 1.68m)

ELECTRIC HEATING

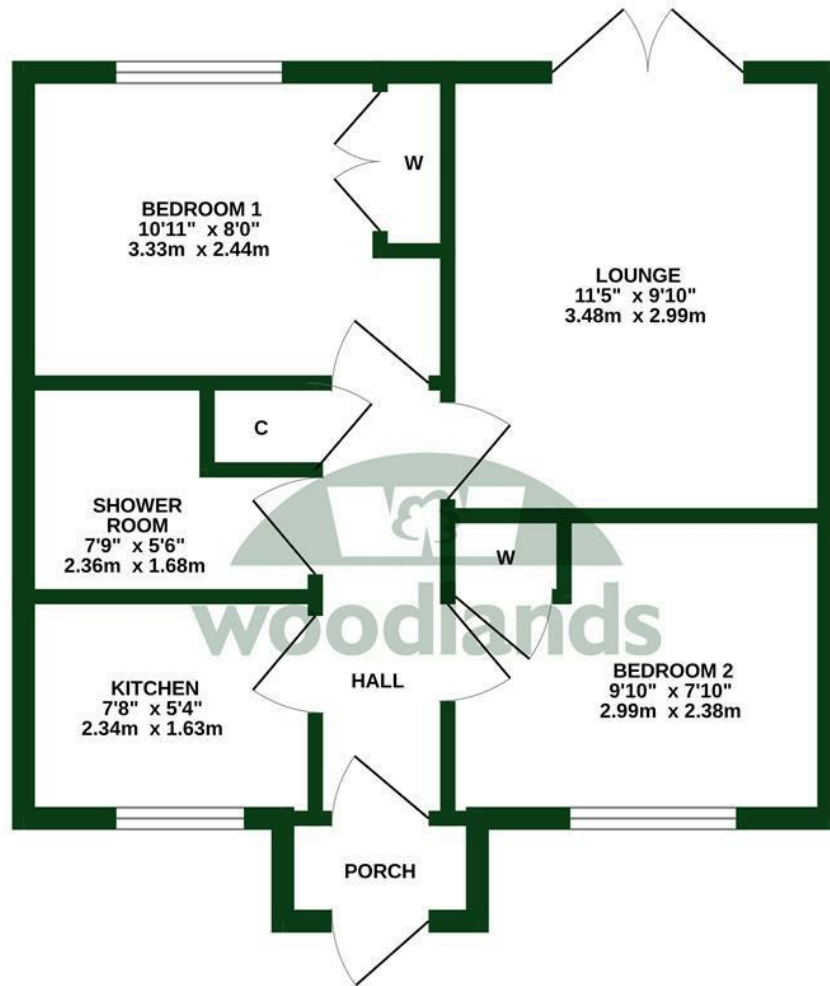
DOUBLE GLAZED WINDOWS

REAR GARDEN

ALLOCATED PARKING FOR ONE CAR



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 412 sq.ft. (38.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024



woodlands



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

To view this property please call 01737 771777

www.woodlands-estates.co.uk

These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.