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**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**

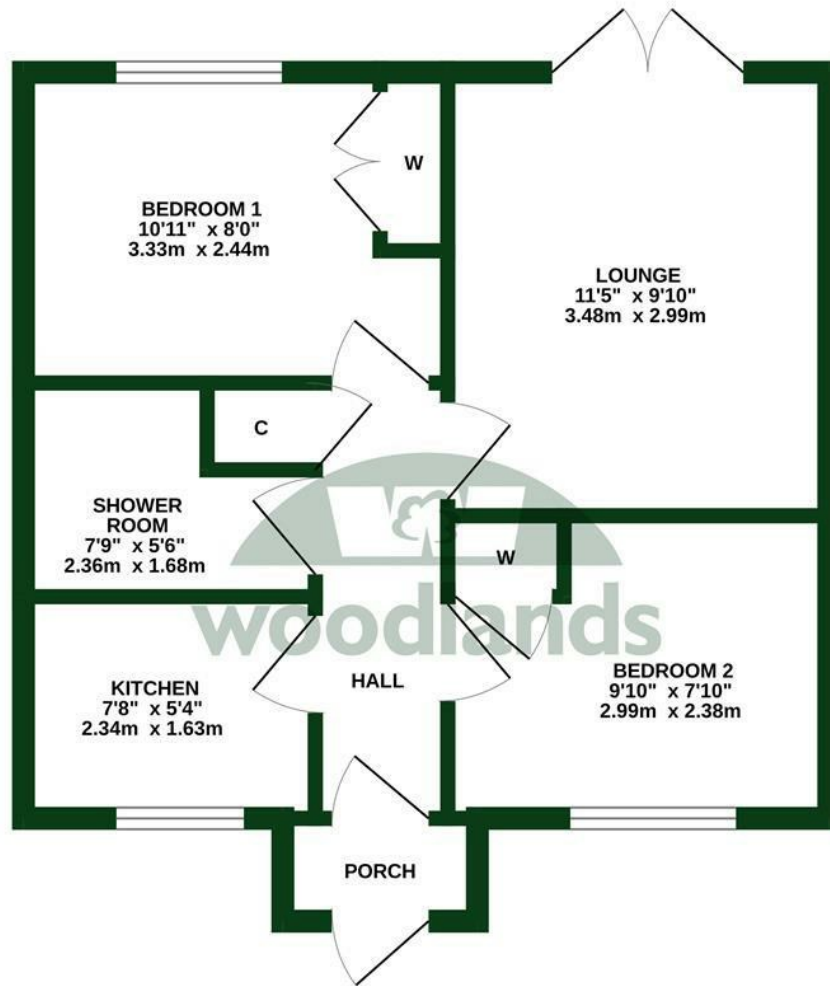
**DOUBLE GLAZED WINDOWS**

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

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