



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.

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|-----------------------|-----------------------|
| ■ BUNGALOW | ■ CONVENIENT LOCATION |
| ■ LOUNGE | ■ KITCHEN |
| ■ TWO BEDROOMS | ■ SHOWER ROOM |
| ■ ALLOCATED PARKING | ■ NO CHAIN |
| ■ COUNCIL TAX BAND: C | ■ 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

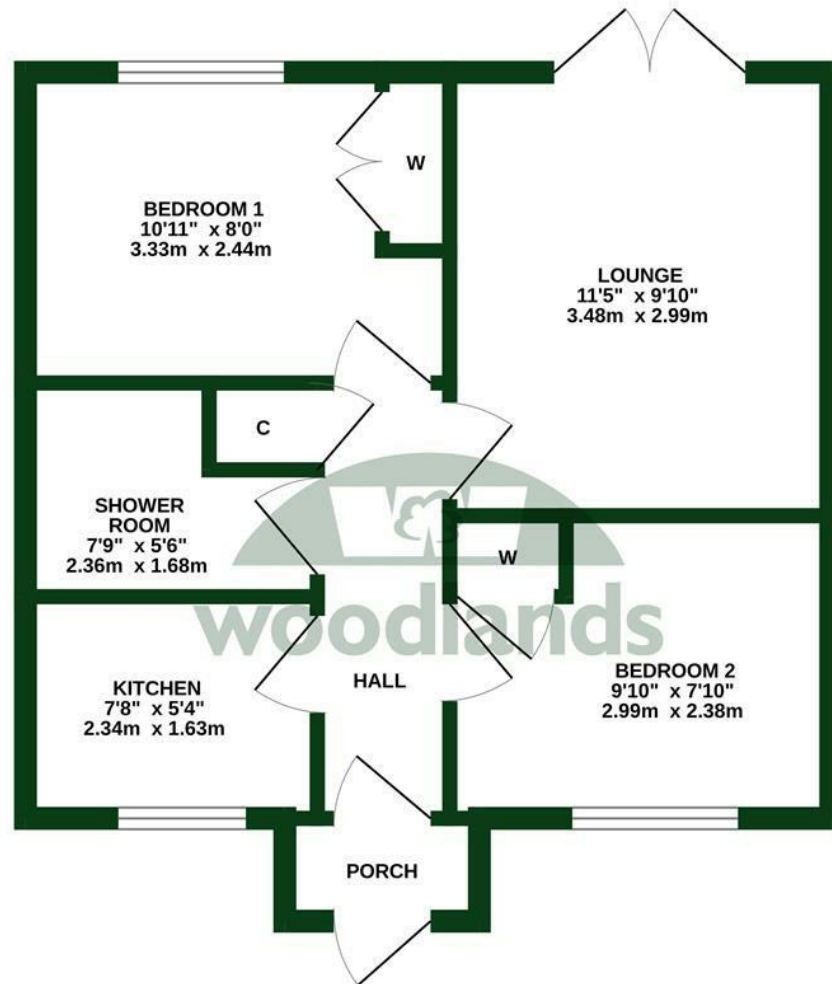
DOUBLE GLAZED WINDOWS

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	<div>46</div>	<div>89</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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