THOMAS & MAY

ESTATE AGENTS

15 Albury Road, Merstham, RH1 3LP

Guide Price £499,950

A three bedroom extended semi detached property offered to the market with two reception rooms, en-suite shower room and family bathroom, off street parking for two vehicles, gardens to front and rear, double glazing and central heating. Merstham Village offers excellent local schools, shops and amenities and mainline railway station providing links to London, Gatwick and the South Coast. The property is within easy access to the Surrey Hills and buses serve Redhill town centre which offers more comprehensive facilities including restaurants, shops, banks and Redhill station. The M23/25 motorway can be accessed at the Hooley interchange Junction 7.

DOUBLE GLAZED FRONT DOOR
Leading to:

ENTRANCE HALL
Stairs leading to first floor landing, wood style flooring, door to:

SITTING ROOM 13'1 x 11'1 (3.99m x 3.38m)
Front aspect Upvc double glazed windows overlooking front garden and off street parking, continuation of wood style flooring, double panelled radiator, picture rail, down-lighters, power points, feature fireplace with tiled hearth and wooden surround, dimmer switch.

DINING ROOM 13'1 x 11'2 (3.99m x 3.40m)
Rear aspect Upvc double glazed patio door giving access to patio and rear garden, continuation of wood style flooring, double panelled radiator, understairs cupboard with office area, thermostat for central heating, feature fireplace with solid fuel burner, coved ceiling, power points, down-lighters, archway opening to:

KITCHEN 10'0 x 7'8 (3.05m x 2.34m)
A range of wall mounted and base level units, roll top work surface, stainless steel sink with mixer tap, space for cooker, space for fridge/freezer, space and plumbing for dishwasher, part tiled walls, side aspect Upvc double glazed window, cupboard housing boiler, power points, down-lighters, continuation of wood style flooring. Door to:

REAR LOBBY/UTILITY
Space and plumbing for washing machine, side aspect Upvc double glazed door.

BATHROOM
Comprising low level wc, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, rear aspect obscured double glazed window, double radiator, part tiled walls, wood style flooring.

STAIRS LEADING TO FIRST FLOOR LANDING
Down-lighters, picture rail, radiator, door to:

MAIN BEDROOM 13'1 x 11'1 (3.99m x 3.38m)
Front aspect Upvc double glazed windows, double radiator, power points, door to:

EN-SUITE SHOWER ROOM
Comprising low level wc with concealed cistern, inset wash hand basin with chrome style mixer tap, separate shower cubicle with Triton electric shower, access to loft via hatch, part tiled walls, wall mounted light with shaver point.

BEDROOM 2 9'11 x 9'6 (3.02m x 2.90m)
Rear aspect Upvc double glazed window overlooking rear garden, double radiator, power points, picture rail.

BEDROOM 3 9'8 x 7'8 (2.95m x 2.34m)
Rear aspect Upvc double glazed window, radiator, power points, hanging rail and shelving, loft hatch.

OUTSIDE

REAR GARDEN
Side access, area of patio, outside water tap, mainly laid to lawn with mature shrubs and flower borders, timber built shed, fencing.

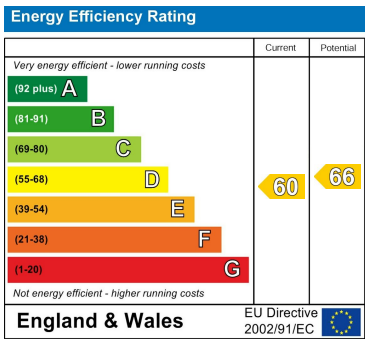
FRONT GARDEN
OFF STREET PARKING for two vehicles, pathway to front door, mature shrubs and flower borders.

COUNCIL TAX BAND D

Floor Plan

Area Map

Energy Efficiency Graph



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