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14 ALBURY PLACE ALBURY ROAD, MERSTHAM, SURREY, RH1 3LP
£360,000
FREEHOLD

Located in a small, private cul de sac this semi detached two bedroom bungalow is wonderfully tucked away and benefits from a south facing low maintenance private garden as well as an allocated parking space.

The front door is set within a covered storm porch & leads into the entrance hall with access to all rooms and a good size loft storage area. The lounge/dining room has sliding patio doors giving direct access to the private rear garden. From the dining area the doorway lead into a modern fitted kitchen that overlooks the front which could be made more open plan if wanted. There are two bedrooms of a similar size both of which have built in wardrobes. To finish the accommodation is the bathroom with it's fitted white suite and double glazed window.

To the front there is an allocated parking space within the cul de sac, and a path leading to the front door, the front garden is a low maintenance slate bed with shrubbed borders and a side gate to the rear garden. The private rear garden, which is south facing, has recently been subject to a make over and has a seating area under a wooden pergola, is fully paved with mature shrub borders and has a good sized storage shed.

Nearby there are a range of local shops in both South and Top Merstham as well as a Co-op local store within a short walk. You also have easy access to both train and bus services connecting you to London, Gatwick and the south coast.

- **BUNGALOW**
- **LOUNGE/DINING ROOM**
- **TWO BEDROOMS**
- **SOUTH FACING GARDEN**
- **COUNCIL TAX BAND: C**
- **CUL DE SAC**
- **MODERN KITCHEN**
- **BATHROOM**
- **ALLOCATED PARKING**
- **EPC RATING: E**













ROOM DIMENSIONS:

ENTRANCE HALL
8'11 x 7'10 (2.72m x 2.39m)

LOUNGE/DINING ROOM
15'4 x 10'0 (4.67m x 3.05m)

KITCHEN
9'10 x 5'7 (3.00m x 1.70m)

BEDROOM ONE
9'9 x 9'0 (2.97m x 2.74m)

BEDROOM TWO
9'10 x 8'0 (3.00m x 2.44m)

BATHROOM
6'8 x 5'10 (2.03m x 1.78m)

ELECTRIC HEATING

DOUBLE GLAZED WINDOWS

SOUTH FACING REAR GARDEN

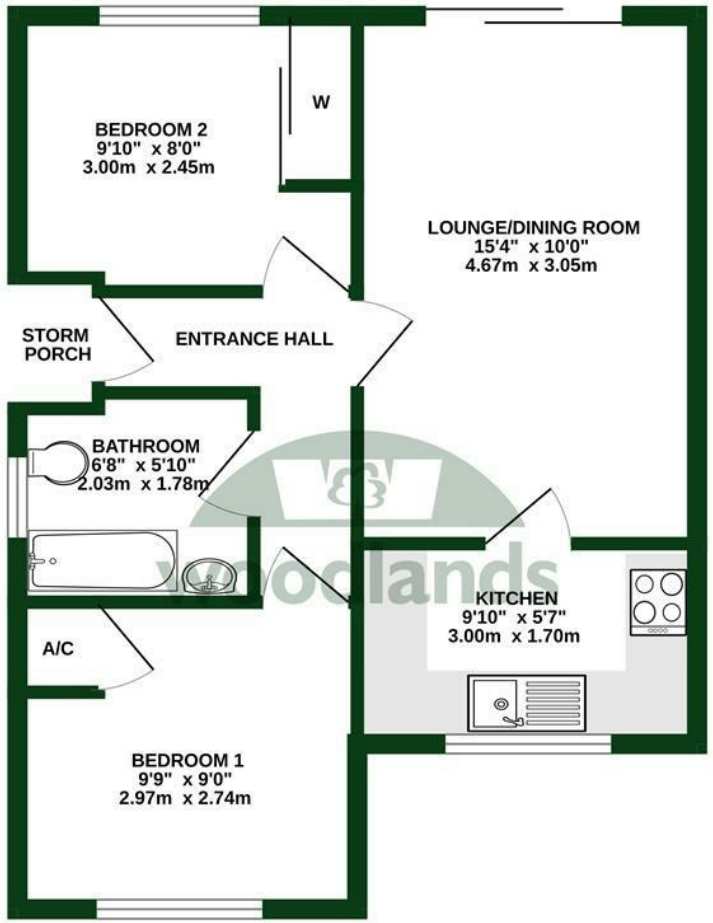
ALLOCATING PARKING FOR ONE CAR







GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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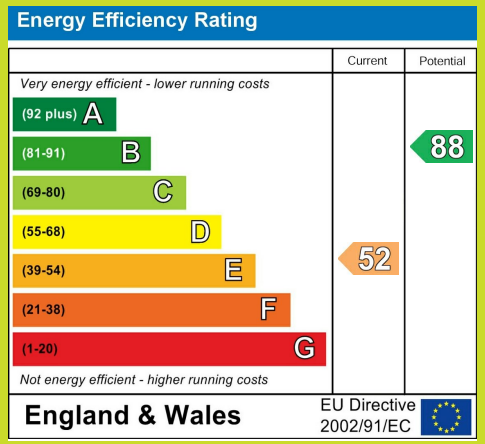
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