Payne&Co.

1 Avenue Villas Albury Road

Freehold

Merstham Redhill RH1 3LS

£484,950

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Situation

Set in the delightful Village is this beautifully presented end of terrace home. The property is in close proximity to numerous local Primary schools such as Lime Tree, Merstham and Furzefield and a short walk to Mercers West Lake Nature Reserve. Redhill and Reigate town centres are nearby with an array of shops, restaurants and cafes. For the commuter Merstham train station has direct trains into London and the M25 for links into London, the coast and Gatwick are on the doorstep.

Location/Directions

For SatNav use RH1 3LS

To Be Sold

A newly refurbished and thoughtfully extended home located in a tucked away position offering deceptively spacious accommodation, benefitting driveway parking and private garden with a useful summerhouse which could be utilised in to an office.

Entrance Vestibule

Laminate flooring, door to;

Dining Room

Laminate flooring, storage cupboard under stairs, rear aspect sliding sash window, stairs to first floor.

Sitting Room

Ornate style fireplace (display purposes only) with decorative tiled surround and timber mantle, bay sash windows.

Kitchen

Modern and extensive range of slate coloured laminate units comprising sunken one and a half bowl sink unit, base drawers and cupboards, matching wall mounted cupboards, integrated slimline dishwasher, breakfast bar area, inset four ring electric hob with oven below and cooker hood over, space for American style fridge freezer, door leading to rear garden.

Utility Area

Plumbing available for washing machine, wall mounted Ideal gas fired central heating boiler, door to;

Shower Room

Full width walk-in shower with rain shower and separate hand shower attachment, vanity unit, low suite w.c, chrome heated ladder towel rail, laminate flooring.

Stairs to First Floor Landing

Bedroom One

Twin fitted wardrobe cupboards with central drawers, high level cupboard currently housing TV point, sliding sash window, trap to loft.

Inner Landing

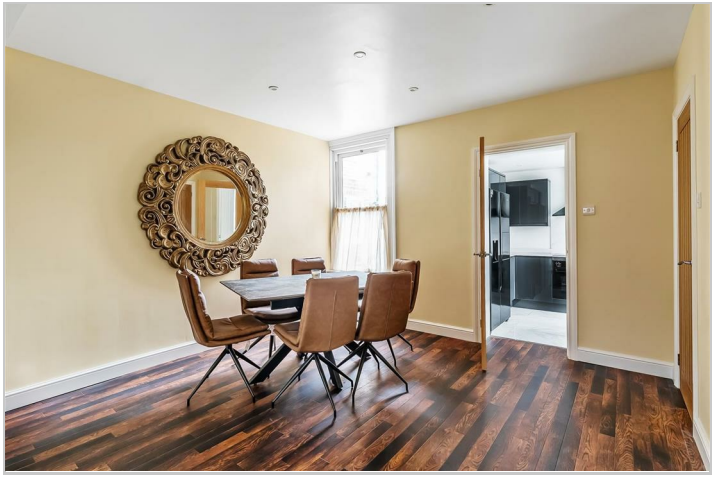
Bedroom Two
Trap to loft, built-in wardrobe cupboard, front aspect sliding sash window.

Bedroom Three
Vaulted style ceiling, side window, fitted wardrobe cupboards.

Large Bathroom
Modern white suite of large walk-in shower cubicle, roll top bath, low suite w.c, vanity unit, tiled flooring and walls, vaulted ceiling, chrome heated ladder towel rail.

Outside
Immediately adjacent to the front door is a brick paved driveway providing parking for one vehicle. The rear garden is presented for ease of maintenance and there is a shared right of way to the two neighbouring properties. A gate leads to an enclosed garden area with Astro turf leading to a raised decked area and useful Summer House. There is additional driveway behind the rear garden

Reigate & Banstead Council - Tax Band D



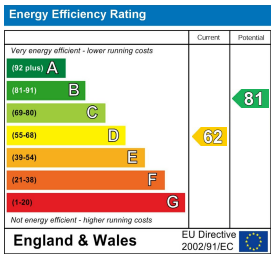
Road Map

Floor Plan

Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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