



**35 Albury Road, Merstham, RH1 3LP**  
**Asking Price £465,000**

An extended and refurbished two bedroom property offered to the market with recently refitted 23' x 11' kitchen/breakfast room, recently refitted shower room, double glazing, central heating, off street parking and gardens to front and rear. The property is presented in immaculate condition within easy reach of Merstham Village and mainline railway station with good commuter links to London, Gatwick and the South coast. There is a choice of schools for children of all age groups and further amenities, shops and restaurants can be found in nearby Redhill town centre. The M23/25 can be accessed at the Hooley interchange Junction 7.

## **DOUBLE GLAZED FRONT DOOR**

Leading through to:

## **ENTRANCE HALL**

Wood style flooring, stairs leading to first floor landing, door to:

## **SITTING ROOM 12'6 x 11'9 (3.81m x 3.58m)**

Front aspect Upvc double glazed sash windows, double radiator, continuation of wood style flooring, feature fireplace with tiled hearth and wood surround, coved cornice ceiling, power points, media point.

## **DINING ROOM 12'6 x 12'6 (3.81m x 3.81m)**

Rear aspect double glazed sash window, continuation of wood style flooring, radiator, coved cornice ceiling, power points, feature fireplace, understairs cupboard with space for coats and shoes and housing meter and fuse board, door to:

## **KITCHEN/BREAKFAST ROOM 23'2 x 11'11 (7.06m x 3.63m)**

Recently refitted comprising a range of wall mounted and base level units, square edge work surface, integrated Butler sink with mixer tap, a triple aspect room with Upvc double glazed windows to rear and side, coved ceiling, power points, modern vertical radiator, integrated washing machine, separate tumble dryer, space for Rangemaster electric range cooker with extractor hood over, part tiled walls, coved ceiling, integrated microwave, space for fridge/freezer, breakfast bar, power point with USB chargers, double glazed sash window, concealed lighting, smoke alarm, double glazed door giving access to patio and rear garden.

## **STAIRS LEADING TO FIRST FLOOR LANDING**

Access to loft via hatch, door to:

## **MAIN BEDROOM 12'6 x 11'8 (3.81m x 3.56m)**

Front aspect double glazed sash window, double radiator, power points, coved cornice ceiling, fitted cupboard with wooden shelving.

## **BEDROOM 2 12'6 x 7'6 (3.81m x 2.29m)**

Rear aspect double glazed sash window overlooking rear garden, radiator, power points, coved ceiling.

## **SHOWER ROOM**

A white three piece suite comprising vanity unit with inset wash hand basin and chrome style mixer tap, low level wc, double width shower cubicle with rain-forest style shower head, side aspect obscured Upvc double glazed window, tiled walls, medicine cabinet, chrome heated towel rail, down-lighters, wood style flooring.

## **OUTSIDE**

## **REAR GARDEN**

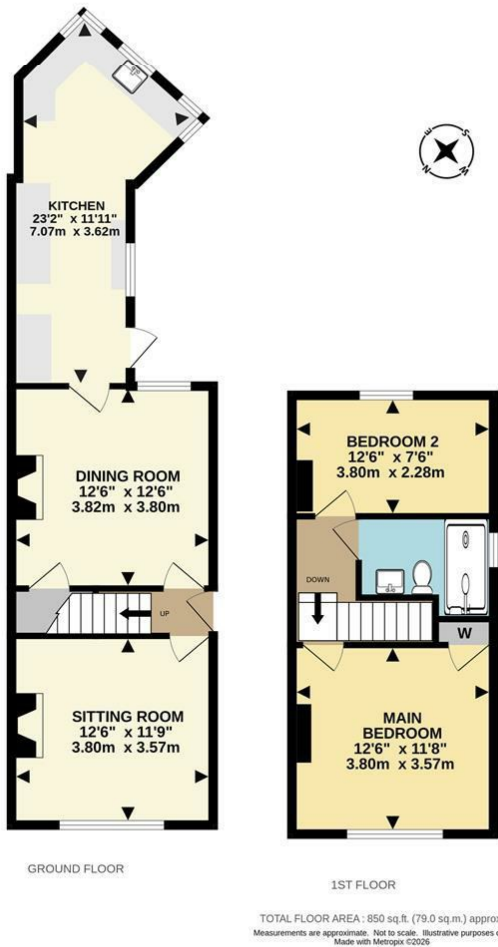
Side access, stone paved pathway giving access to shingle area, outside power points, outside tap, garden mainly laid to lawn with mature shrubs and flower borders, fencing, timber built shed, greenhouse, raised beds.

## **FRONT GARDEN**

OFF STREET PARKING, pathway leading to front door.

## **COUNCIL TAX BAND D**

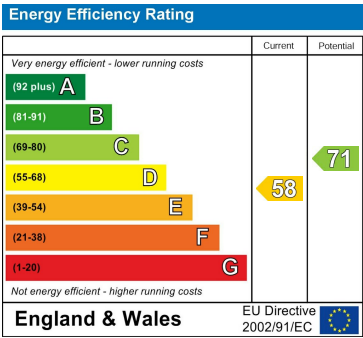
Floor Plan



Area Map



Energy Efficiency Graph



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