



**105 Albury Road, Merstham, RH1 3LP**  
**Asking Price £400,000**

A two bedroom end of terrace property offered to the market with garage, gardens, two reception rooms and in need of modernisation and updating. The area offers a choice of schools for children of all age groups, Merstham mainline railway station with good commuter services to London and bus routes serve Redhill town centre which offers more comprehensive facilities including a good choice of bars, restaurants and shops. The M23/25 can be accessed at the Hooley Interchange, Junction 7 providing good motorway links to London, Gatwick and Heathrow Airports and the South coast.



## **DOUBLE GLAZED FRONT DOOR**

Leading to:

## **ENTRANCE HALL**

Radiator, understairs cupboard, stairs leading to first floor landing, thermostat for heating, door to:

## **FRONT RECEPTION ROOM 12'0 x 11'1 (3.66m x 3.38m)**

Front aspect double glazed window, radiator, fireplace, power points.

## **REAR RECEPTION ROOM 12'10 x 12'0 (3.91m x 3.66m)**

Rear aspect double glazed window overlooking rear garden, fitted cupboard, power points.

## **KITCHEN 10'4 x 7'10 (3.15m x 2.39m)**

A range of wall mounted and base level units, stainless steel sink, power points, side aspect double glazed window, extractor, door to:

## **UTILITY AREA**

Rear aspect window, door to:

## **DOWNSTAIRS CLOAKROOM**

Low level WC.

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

Access to loft via hatch, door to:

## **MAIN BEDROOM 17'6 x 11'2 (5.33m x 3.40m)**

Front aspect double glazed window, radiator, power points.

## **BEDROOM 2 12'9 x 10'7 (3.89m x 3.23m)**

Rear aspect double glazed window overlooking rear garden, power points.

## **FAMILY BATHROOM**

A white three piece suite comprising pedestal wash hand basin, low level WC, panel enclosed bath with separate shower over bath, radiator, medicine cabinet.

## **OUTSIDE**

### **REAR GARDEN**

Mainly laid to lawn with mature shrubs and flower borders, fencing.

### **DETACHED GARAGE 14'10 x 8'3 (4.52m x 2.51m)**

With side aspect window, metal up and over door.

### **FRONT GARDEN**

### **COUNCIL TAX BAND D**

Floor Plan

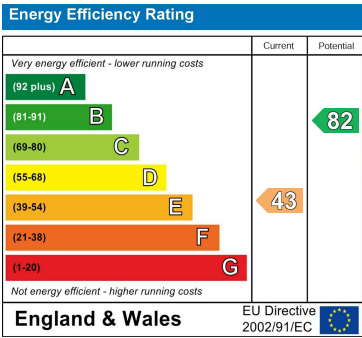


TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Area Map



Energy Efficiency Graph



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