



**29 Albert Road, Merstham, RH1 3LU**  
**£425,000**

A two bedroom property offered to the market with two reception rooms, fitted kitchen, first floor family bathroom with fitted four piece suite and rear garden with summer house/studio. The property is situated in a cul-de-sac location within walking distance to Merstham Village with local amenities and mainline railway station providing good commuter links to London, Gatwick and the South coast. Bus routes serve Redhill town centre which offers more comprehensive facilities including a good choice of shops, bars and restaurants and weekly local market. The M23/25 can be accessed at the Hooley Interchange, Junction 7.

## **DOUBLE GLAZED FRONT DOOR**

Leading to:

### **SITTING ROOM 11'11 x 11'9 (3.63m x 3.58m)**

Front aspect Upvc double glazed windows, wood flooring, feature fireplace, fitted cupboards with shelving over, dado rail, coved ceiling, radiator, power points, telephone point.

### **DINING ROOM 12'0 x 11'11 (3.66m x 3.63m)**

Continuation of wood flooring, rear aspect Upvc double glazed window, radiator, feature fireplace, picture rail, understairs storage cupboard, power points, dimmer switch, archway to:

### **KITCHEN 13'11 x 7'8 (4.24m x 2.34m)**

A range of wall mounted and base level units in Shaker style, square edge wooden work surface with Butler style sink and mixer tap, integrated electric oven with integrated four ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, space for microwave, cupboard housing boiler, integrated dishwasher, side aspect Upvc double glazed window, rear aspect Upvc double glazed patio doors giving access to patio and rear garden, down-lighters, tiled floor, tiled walls.

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

Access to loft via hatch, power point, dimmer switch, dado rail, door to:

### **MAIN BEDROOM 11'11 x 11'9 (3.63m x 3.58m)**

Front aspect Upvc double glazed window, radiator, power points with USB points, feature fireplace, coved ceiling, fitted wardrobe with hanging rail.

### **BEDROOM 2 8'11 x 8'9 (2.72m x 2.67m)**

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

### **FAMILY BATHROOM**

A white four piece suite comprising vanity unit with inset wash hand basin and chrome style mixer tap, low level WC with concealed cistern, roll top bath with Victorian style mixer tap and shower attachment, centre drainer, separate shower cubicle with Triton shower, chrome heated towel rail, radiator, rear aspect obscured double glazed window, tiled walls, fitted cupboard with shelving.

### **OUTSIDE**

#### **REAR GARDEN**

Area of level patio, fencing, mature shrubs and flower borders.

### **SUMMER HOUSE 10'6 x 7'6 (3.20m x 2.29m)**

With double glazed doors and windows, fuse board, power points, down-lighters, dimmer switch, wood flooring.

### **COUNCIL TAX BAND C**

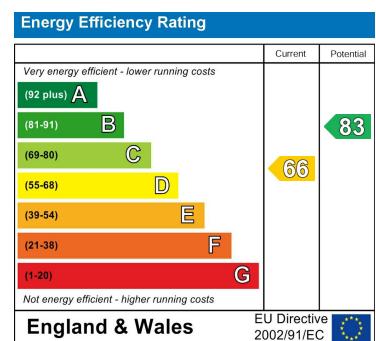
## Floor Plan



## Area Map



## Energy Efficiency Graph



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