



7 Albert Road, Merstham, RH1 3LU
Asking Price £450,000

A two bedroom end of terrace property situated in a cul-de-sac location and offering two separate reception rooms, kitchen, downstairs cloakroom, two double bedrooms (main bedroom has a walk-in dressing area), brand new family bathroom with under floor heating and gardens to the front and rear. The local area offers shops and amenities and Merstham railway station provides good commuter links to London Bridge, Victoria, Gatwick and the South coast. Redhill town centre provides more comprehensive shopping facilities, restaurants and bars and a local market. The property is in an excellent catchment area for good schools. The M23/M25 can be accessed at the Hooley Interchange, Junction 7 providing good motorway connections to London and the surrounding areas.

DOUBLE GLAZED FRONT DOOR

Leading to:

SITTING ROOM 12'0" x 12'0" (3.66m x 3.66m)

Front aspect UPVC double glazed window, featured fireplace, radiator, coved ceiling, power points, wood style flooring, dimmer switch, door to:

INNER LOBBY

Stairs leading up to first floor, radiator, wood laminate flooring, gas meter, door to:

DINING ROOM 12'0" x 12'0" (3.66m x 3.66m)

Continuation of wood style flooring, rear aspect UPVC double glazed window, double radiator, dimmer switch, power points, feature fireplace, understairs cupboard, central heating thermostat, coved ceiling, door to:

KITCHEN 14'6" x 7'5" (4.42m x 2.26m)

Fitted in a range of wall mounted and base level units in Shaker style, square edge wooden work surface, butler's sink with Victorian style mixer tap, space and plumbing for dishwasher, space for fridge/freezer, space for range style cooker, space for microwave, rear aspect double glazed window, tiled walls, power points, extractor hood, tiled floor, side aspect UPVC double glazed window, side aspect stable door giving access to patio and rear garden, door to:

DOWNSTAIRS CLOAKROOM

Comprising low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome style mixer tap, tiled splash back, coved ceiling, rear aspect double glazed window.

STAIRS LEADING TO FIRST FLOOR

Leading to:

FRONT BEDROOM 12'0" x 12'0" (3.66m x 3.66m)

Front aspect UPVC double glazed window, access to loft via hatch, feature fireplace, radiator, dado rail, fitted cupboard, power points.

MAIN BEDROOM 12'0" x 12'0" (3.66m x 3.66m)

Rear aspect UPVC double glazed window, radiator, power points, feature fireplace, coved ceiling, cupboard with shelving, opening to:

DRESSING AREA

Thermostat for bathroom underfloor heating, power points, carpeted, double wardrobe with hanging rails, coved ceiling, door to:

FAMILY BATHROOM

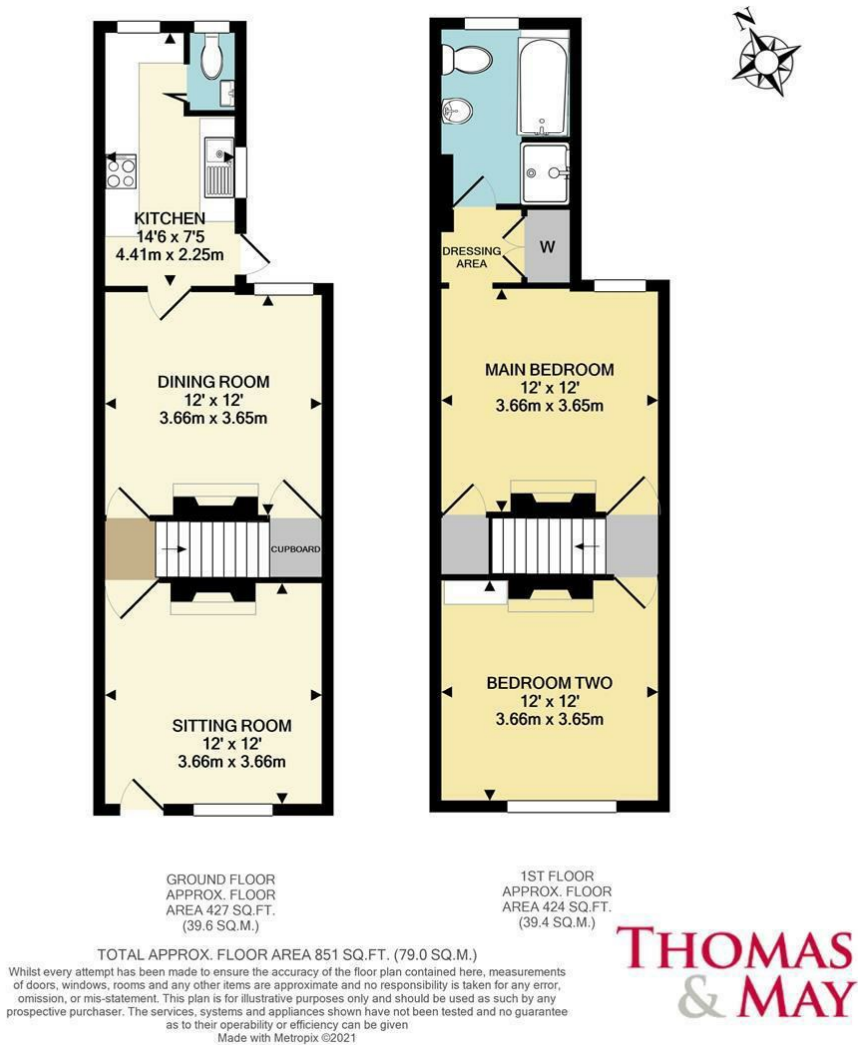
Brand new white four piece suite with chrome style mixer tap, tile enclosed bath with chrome style mixer tap, separate shower cubicle, under floor heating, chrome heated towel rail, extractor fan, part tiled walls.

REAR GARDEN

Area of patio, mainly laid to lawn with mature shrubs and flower borders, panel fencing, further brand new porcelain patio, outside water tap.

COUNCIL TAX BAND D

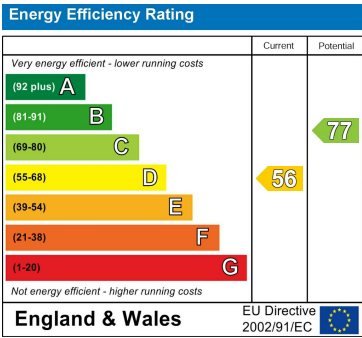
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.