



41 ALBURY ROAD, MERSTHAM, SURREY, RH1 3LP
£435,000
FREEHOLD

Attractive, Victorian home in the heart of Merstham, with off road parking, a large garden and no chain.

This splendid period home offers extensive potential and is a wonderful project opportunity.

Built circa 1880, and owned by the same family for the last 70 years, this halls adjoining, semi detached has been well looked after, and is now ready for somebody new to update it to their own taste.

There is a long hallway with built in storage under the stairs. You have a lounge with a bay window to the front, a separate dining room and a good size kitchen with garden access. Off the kitchen there is a utility room and a shower room. Upstairs there is a split level landing, with a large loft which would easily lend itself to an impressive loft conversion. To the front there is a generous double bedroom, then you have two further good size bedrooms.

To the front of the house there is room to park one car off street, and you have a gated side access. At the rear there is a 120ft garden, which has both lawn and patio areas, with a shed, greenhouse and a a secluded area to the back with a large timber outbuilding.

Nearby there is a parade of local shops, complete with food outlets and a cafe. You also have a selection off green space, one of which being Merstham recreation ground, directly behind the house and has had an extensive makeover in the last 12 months. In addition, Merstham mainline train station can be found up in Top Merstham, which is only 15 minutes away on foot, and also has bus links to Croydon and Redhill town centres.

- NO CHAIN
- TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- SUPERB PROJECT
- COUNCIL TAX BAND: D
- VICTORIAN HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- 120FT GARDEN
- EPC RATING: D





ROOM DIMENSIONS:

ENTRANCE HALL

22'8 x 5'0(max) (6.91m x 1.52m(max))

LOUNGE

11'2 x 10'8 (3.40m x 3.25m)

DINING ROOM

12'2 x 8'10 (3.71m x 2.69m)

KITCHEN

9'2 x 8'8 (2.79m x 2.64m)

UTILITY ROOM

6'0 x 2'6 (1.83m x 0.76m)

SHOWER ROOM

5'8 x 5'3 (1.73m x 1.60m)

FIRST FLOOR

LANDING

BEDROOM ONE

14'1 x 11'4 (4.29m x 3.45m)

BEDROOM TWO

12'3 x 8'9 (3.73m x 2.67m)

BEDROOM THREE

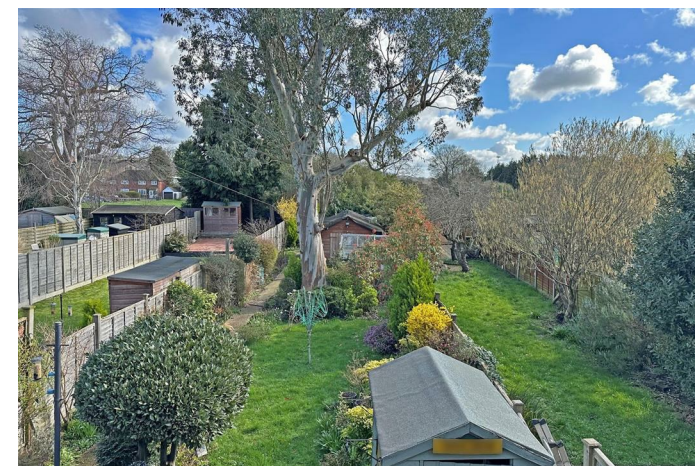
9'3 x 9'0 (2.82m x 2.74m)

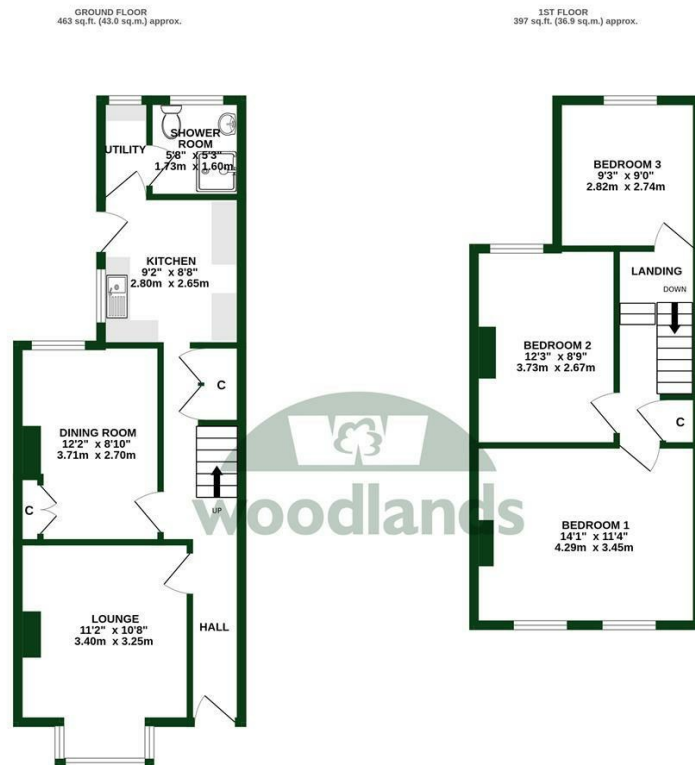
GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

OFF ROAD PARKING

120FT GARDEN





TOTAL FLOOR AREA : 860 sq.ft (79.9 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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