



Pembury Avenue, Worcester Park, KT4 8BX



welcome to

Pembury Avenue, Worcester Park

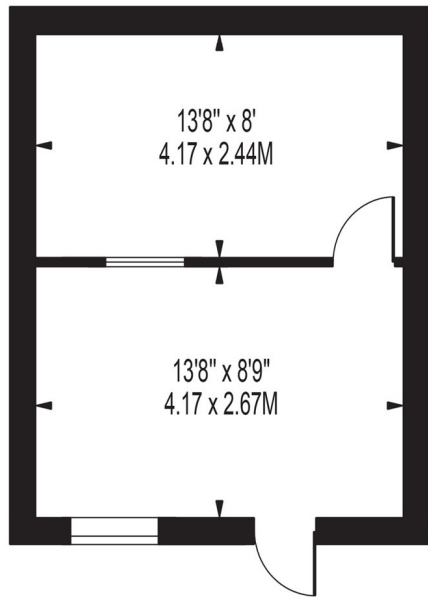
A most attractive and well-presented three bedroom terraced family home in a popular location. There is gas central heating & double glazing and enjoys an attractive modern kitchen & bathroom. There is a pretty west facing rear garden, a double garage & driveway and is 1/3rd mile of the station.



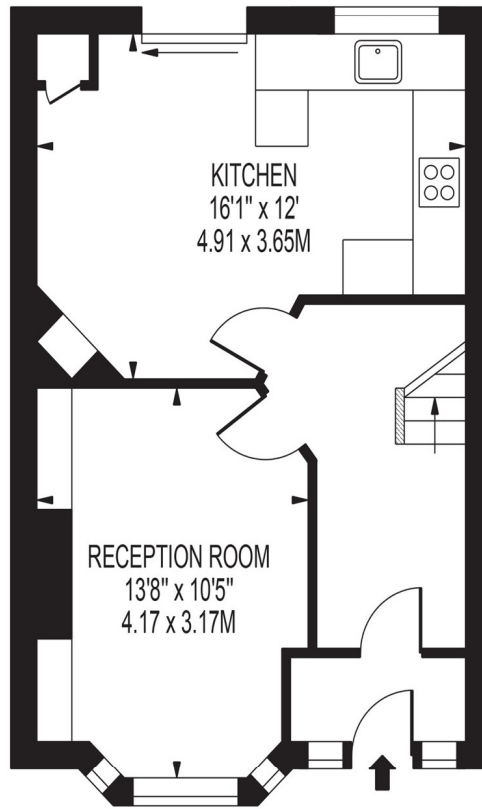
PEMBURY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 795 SQ FT - 73.82 SQ M
(EXCLUDING GARDEN HOUSE)

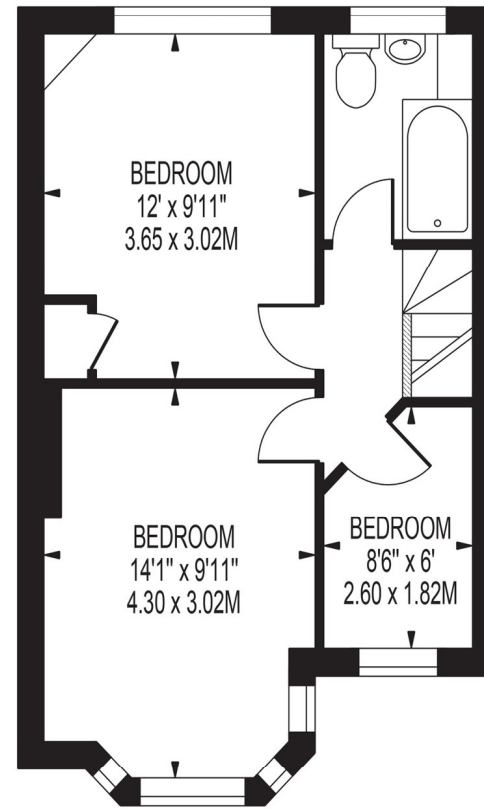
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN HOUSE: 235 SQ FT - 21.84 SQ M



GARDEN OUTBUILDING/ DOUBLE GARAGE



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A most attractive and well-presented three bedroom terraced family home set in a popular location. The property has gas central heating & double glazing and enjoys an attractive modern kitchen & bathroom. There is a pretty west facing rear garden, a double garage & driveway and is 1/3rd mile of the station.

Worcester Park is an ideal destination for commuters, with a direct Zone 4 rail link to Waterloo in under 30 minutes. Worcester Park is located just off the A3, which offers road links to Central London, the M25 and both of London's Airports. Local bus services run to Morden's Northern Line Station in approx. the S3 bus service runs to Carshalton, Sutton, Worcester Park & Malden Manor town centres and Stations.

welcome to

Pembury Avenue, Worcester Park

- An Attractive Terraced Family Home
- Three Bedrooms
- Attractive & Modern Kitchen & Bathroom
- Pretty West Facing Rear Garden
- Double Width Garage + Driveway

Tenure: Freehold EPC Rating: Awaited

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/WCP107827](https://www.barnardmarcus.co.uk/Property/WCP107827)



Property Ref:
WCP107827 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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