



Pembroke Avenue, Surbiton, KT5 8HN

An outstanding, spacious three-bedroom semi-detached house with extensive accommodation, a large private garden, a garage and driveway parking. The property offers the potential to extend and improve subject to usual consents. Located within a short walk of Berrylands station, local shops and schools with Surbiton within easy reach. The many benefits include a large front reception room with a fireplace and a bay window. There is a coordinated rear reception room with French doors opening onto the garden. The separate fitted kitchen breakfast room includes appliances, there is a door leading out to the garden and a ground floor wc. There is a welcoming entrance hallway with stairs to the first floor. On the first floor, two large double bedrooms with fitted wardrobes and a generous sized third bedroom. The modern white bathroom includes a shower over the bath and there is a separate wc. To the rear is a private garden stretching back nearly 100ft with a summer house and storage sheds. At the front, driveway parking leads to a good size garage. Council tax band E. A lovely home sold with no onward chain.

Guide Price £825,000 Freehold

EPC Rating: D

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Approximate Area = 1126 sq ft / 104.6 sq m

Garage = 178 sq ft / 16.5 sq m

Outbuildings = 217 sq ft / 20.1 sq m

Total = 1521 sq ft / 141.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1173034

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