

## 20, Pembroke Avenue, Walton-On-Thames, KT12 4NT

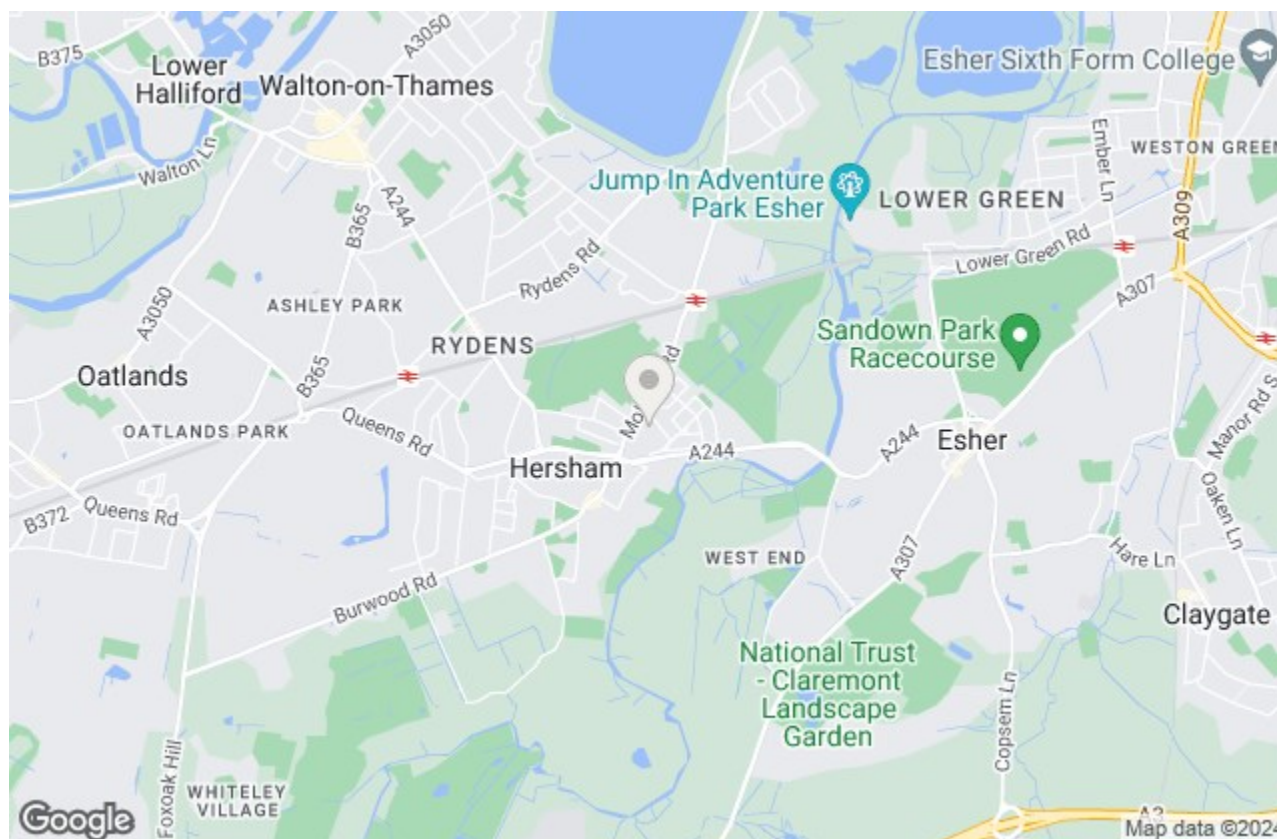
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



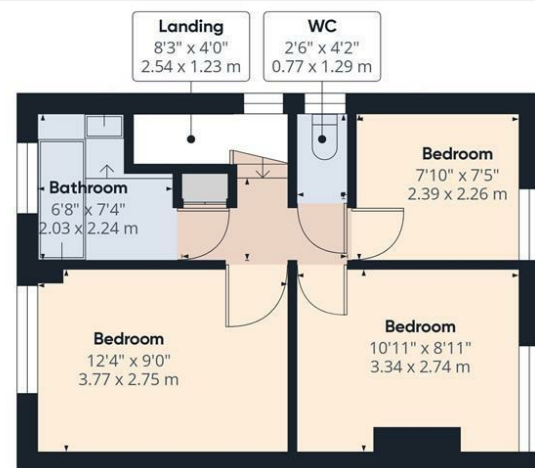
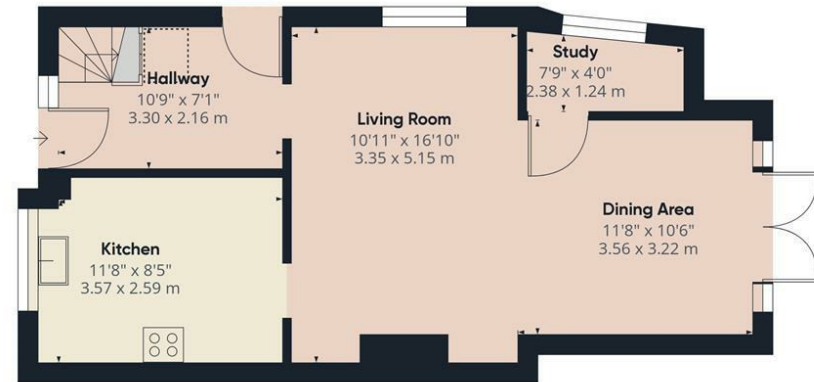
**£599,999 Freehold**

We are delighted to offer this beautifully presented and skilfully extended family home which has been well cared for by the present owners. Pembroke Avenue is a popular residential cul de sac conveniently positioned within walking distance of local shops, Hersham mainline station, Hersham Village and the ever popular Hersham schools. The accommodation briefly includes a welcoming entrance hallway, good size extended open plan through lounge/dining room with feature fireplace and large French doors bringing in natural light in abundance and providing access to the private rear garden. From the dining area there is access to a separate study/family room. To the first floor you will find three bedrooms and the modern family bathroom which includes white bath and shower over, vanity unit with sink and storage below and heated towel rail. There is also a separate WC. Externally the sunny rear garden includes a paved patio leading onto the lawn with a further timber decked patio providing extra space to entertain. To the rear is a large timber work shop. The front provides a small garden with pedestrian access to the side into the rear garden. In al a lovely family home which offers good value for money. Contact our Walton office now for further details and an appointment to view.





# Pembroke Avenue, Walton-On-Thames, KT12 4NT



Approximate total area<sup>®</sup>  
889.42 ft<sup>2</sup>  
82.63 m<sup>2</sup>

Reduced headroom  
5.95 ft<sup>2</sup>  
0.55 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN BATHROOM WITH SEPARATE WC
- WELL PRESENTED THROUGHOUT
- QUIET CUL DE SAC
- SEMI DETACHED FAMILY HOME
- MODERN FITTED KITCHEN
- SKILFULLY EXTENDED
- CLOSE TO HERSHAM VILLAGE AND STATION
- POPULAR HERSHAM SCHOOLS CATCHMENT

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

