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

Offers Around £529,950

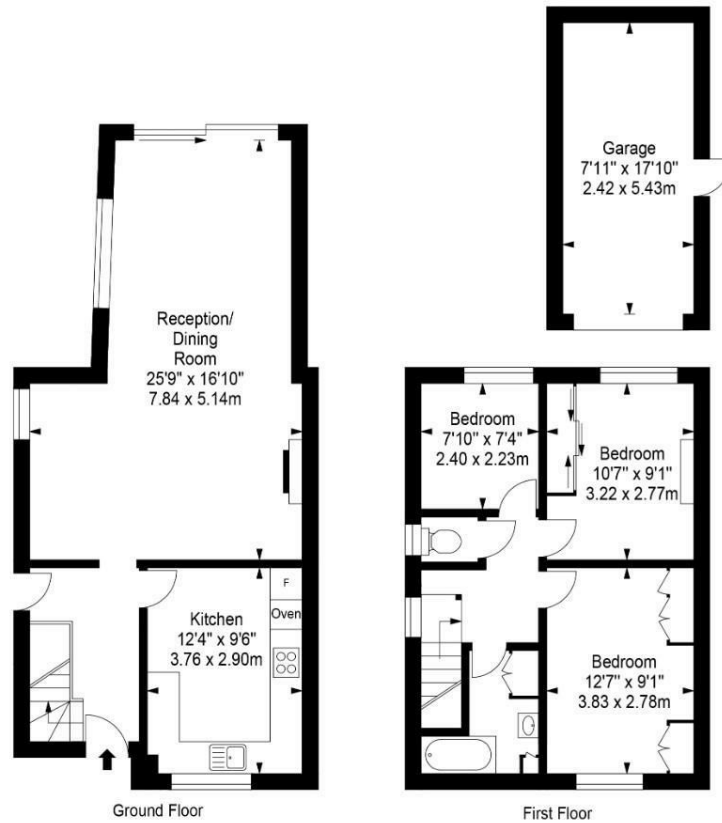


Proud to present to the market this extremely well presented 3-bedroom Semi-detached house located in a quiet residential Cul-de-sac in Hershams within walking distance to Hershams Village Green offering a selection of shops and amenities, walking distance to the main line train station and a good choice of schools. This property is extremely well maintained and offers good size living and accommodation as it currently stands with potential to extend and develop subject to planning permission. landscaped frontage with potential to turn into private driveway although this property does come with a shared driveway leading up to the garage and side access to the garden. Entering the property into a light and bright hallway leading into a large sitting room which is open plan to the dining room the patio doors at the dining room end offer views and allow access out onto the private rear garden. A generous size kitchen offering plenty of wall and base units including ample preparation space and breakfast bar for dining. Integrated appliances include, double oven, electric hob, dishwasher, space available for washing machine and double height fridge and freezer. Upstairs are three very good size bedrooms and generous sized landing area, easy access to the loft. The Master bedroom is a large double room with built in wardrobes and dressing table, Bedroom two is a good size double room with built in mirrored wardrobes and additional storage cupboards, Bedroom three is a good size single room with built in wardrobes. The main bathroom is well presented with bath, handheld shower, hand-basin with built in vanity units, the toilet is separate to the bathroom. The private rear garden has been landscaped to provide an enjoyable outside space which is low maintenance with a good size patio area and lawn, access to the garage from the garden. The garage provides storage currently housing freezer and tumble dryer, the power supply runs to the shed. Location is key!



Floor Plan

Approximate Area = 1095 sq ft / 101.78 sq m
 (Including Office)
 For identification only - Not to scale



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.