



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Pembroke Avenue, Surbiton, KT5 8HN

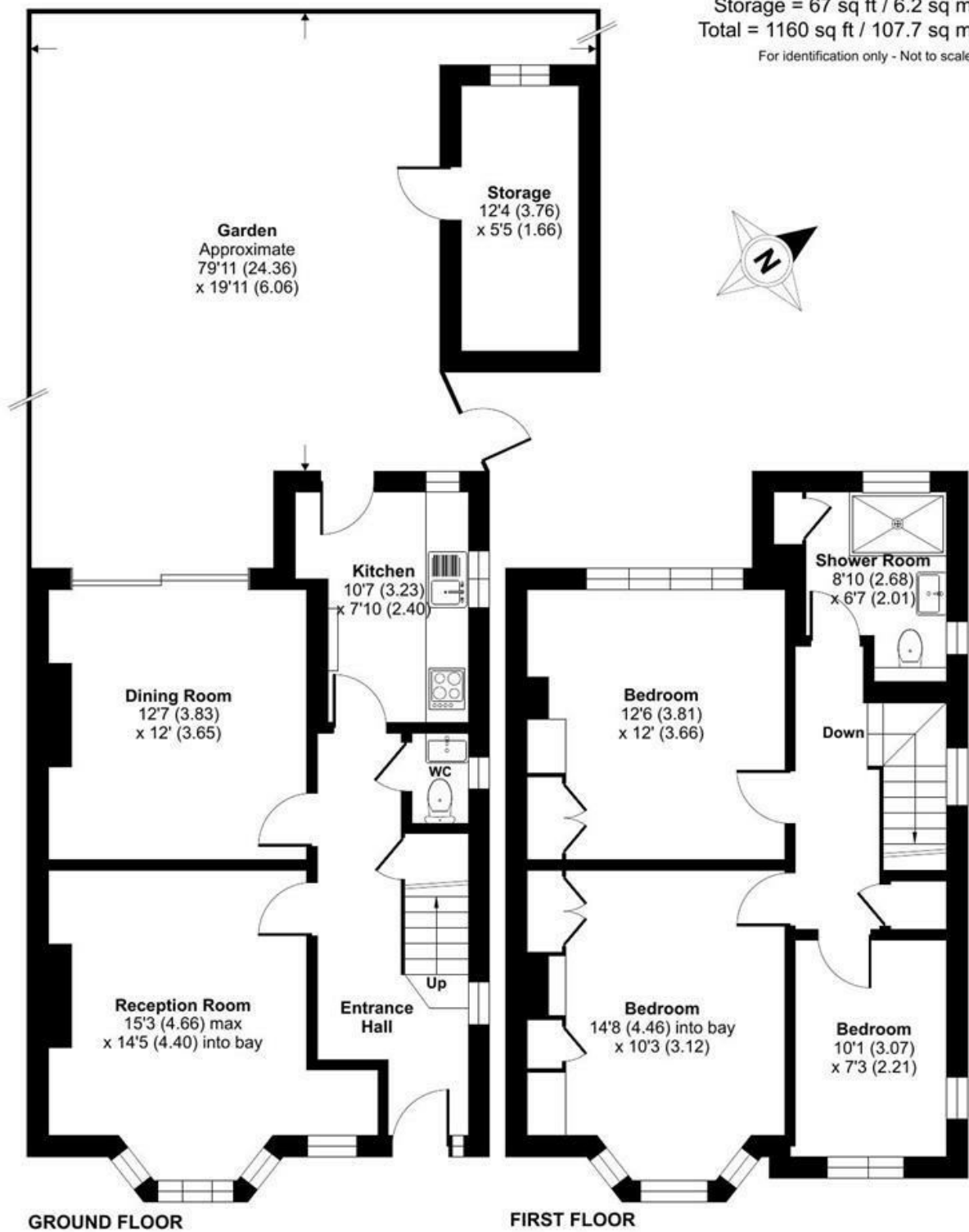
An excellent three-bedroom, two reception room traditional semi-detached house with a large private garden and driveway parking. The property has the potential to extend and update (subject to usual consents). Located within the popular Berrylands area, Surbiton mainline station and high street are within easy reach with local shops, schools, and Berrylands station a short walk away. The many benefits include a front-facing sitting room with a bay window, a coordinating dining room with sliding doors opening onto the garden. There is a separate modern fitted kitchen with an integral oven and hob and a door leading to the garden. The welcoming entrance hallway includes a new ground floor wc. On the first floor are two double bedrooms and a good-sized third bedroom. There is a new contemporary shower room with a large walk-in shower. To the rear is a private garden stretching back approx. 80ft and a good-sized storage shed with power and light. At the front is a newly laid driveway. Council tax band E. A lovely home with potential.

Guide Price £749,500 Freehold

EPC Rating: D

Pembroke Avenue, Surbiton, KT5

Approximate Area = 1093 sq ft / 101.5 sq m
Storage = 67 sq ft / 6.2 sq m
Total = 1160 sq ft / 107.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Matthew James. REF: 1502681

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

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