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## Pembroke Avenue, Surbiton, KT5 8HW

An excellent three bedroom, two reception rooms, semi-detached house with a large garden and a garage. The property has the potential to extend and improve (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 sitting room with a bay window and. The rear reception room has French doors opening onto the garden. There is a separate fitted kitchen also with a door to the garden and a welcoming entrance hallway with storage. On the first floor, two large double bedrooms, a good sized third bedroom, plus a shower room and a separate wc. Electric heating. There is a large private rear garden, a shared driveway and a garage. Council tax band E. A lovely home with potential.

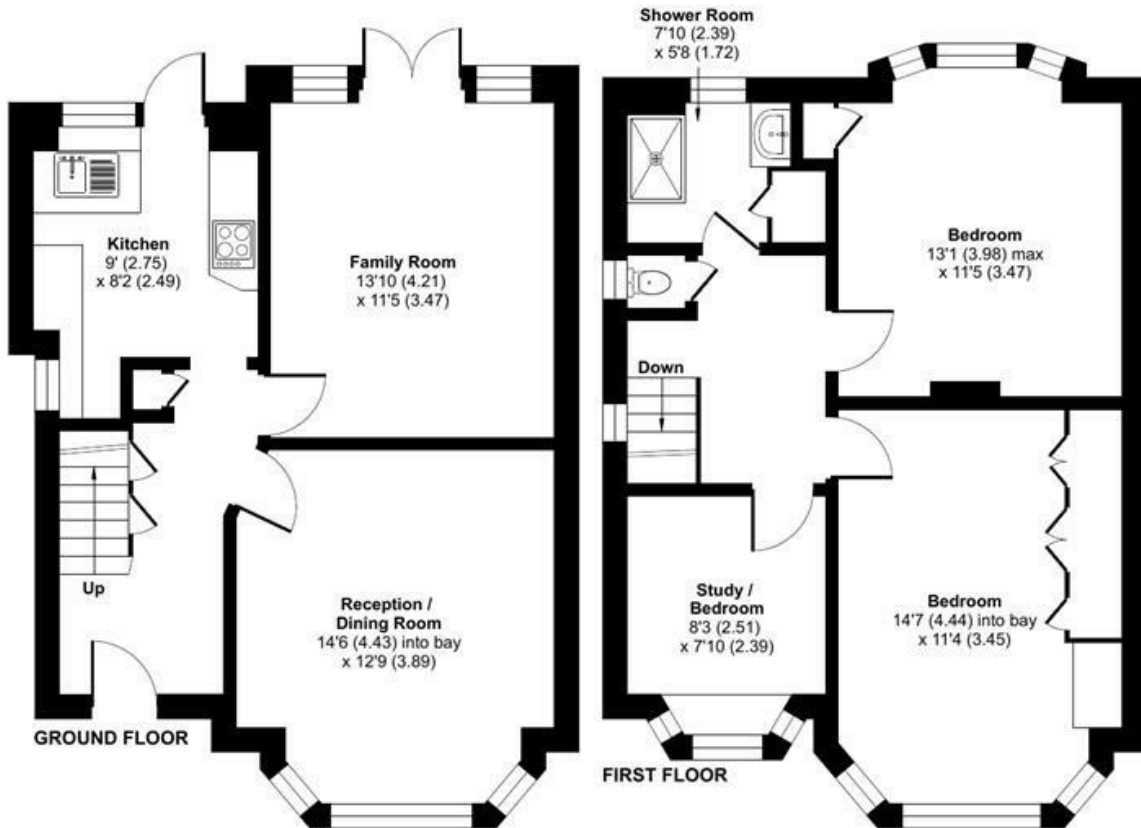
**Guide Price £750,000 Freehold**

**EPC Rating: G**

# Pembroke Avenue, Surbiton, KT5

Approximate Area = 1046 sq ft / 97.1 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). © nchecom 2026. Produced for Matthew James. REF: 1449021

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/fittings 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		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
			<b>75</b>
		<b>19</b>	
<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	