

Butler's

thoughtful estate agency



Pembury Avenue, Worcester Park, KT4 8BT
£2,500 Per month



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PROPERTY SUMMARY

Situated in a sought-after residential road, this well-presented 1930s mid-terrace property offers comfortable and practical accommodation ideal for families, professionals, or sharers seeking excellent transport links and a friendly neighborhood.

The property has been extended and now provides a well-arranged living space. The ground floor comprises a bright reception room and a recently fitted kitchen. Upstairs, there is a stylish shower room and three bedrooms, offering flexibility for sleeping arrangements, home working, or additional storage.

A key benefit is the garden room, providing an ideal home office or quiet retreat separate from the main living areas. The property also includes a high-security storage shed, suitable for bicycles or outdoor equipment.

Externally, the property offers off-street parking for one vehicle, with additional free on-street parking available. Worcester Park station is within walking distance, providing fast and frequent services into central London, making this an excellent option for commuters.

This property offers a practical and well-located home with versatile space and strong transport connections.





Approximate Gross Internal Area 796 sq ft - 74 sq m
(Excluding Outbuilding)
Ground Floor Area 476 sq ft - 44 sq m
First Floor Area 320 sq ft - 30 sq m
Outbuilding Area 172 sq ft - 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Butler's
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Sutton
Surrey
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Butler's
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OFFICE DETAILS
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LOCAL AUTHORITY
Sutton

DEPOSIT REQUIRED
£2,884

PROPERTY AVAILABLE DATE
24th July 2026

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements