

# Harmes Turner Brown

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

| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) A                                 |                            | 82                                                                                |
| (81-91) B                                   |                            |                                                                                   |
| (69-80) C                                   |                            |                                                                                   |
| (55-68) D                                   | 59                         |                                                                                   |
| (39-54) E                                   |                            |                                                                                   |
| (21-38) F                                   |                            |                                                                                   |
| (1-20) G                                    |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                             |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |



**£550,000 Freehold**

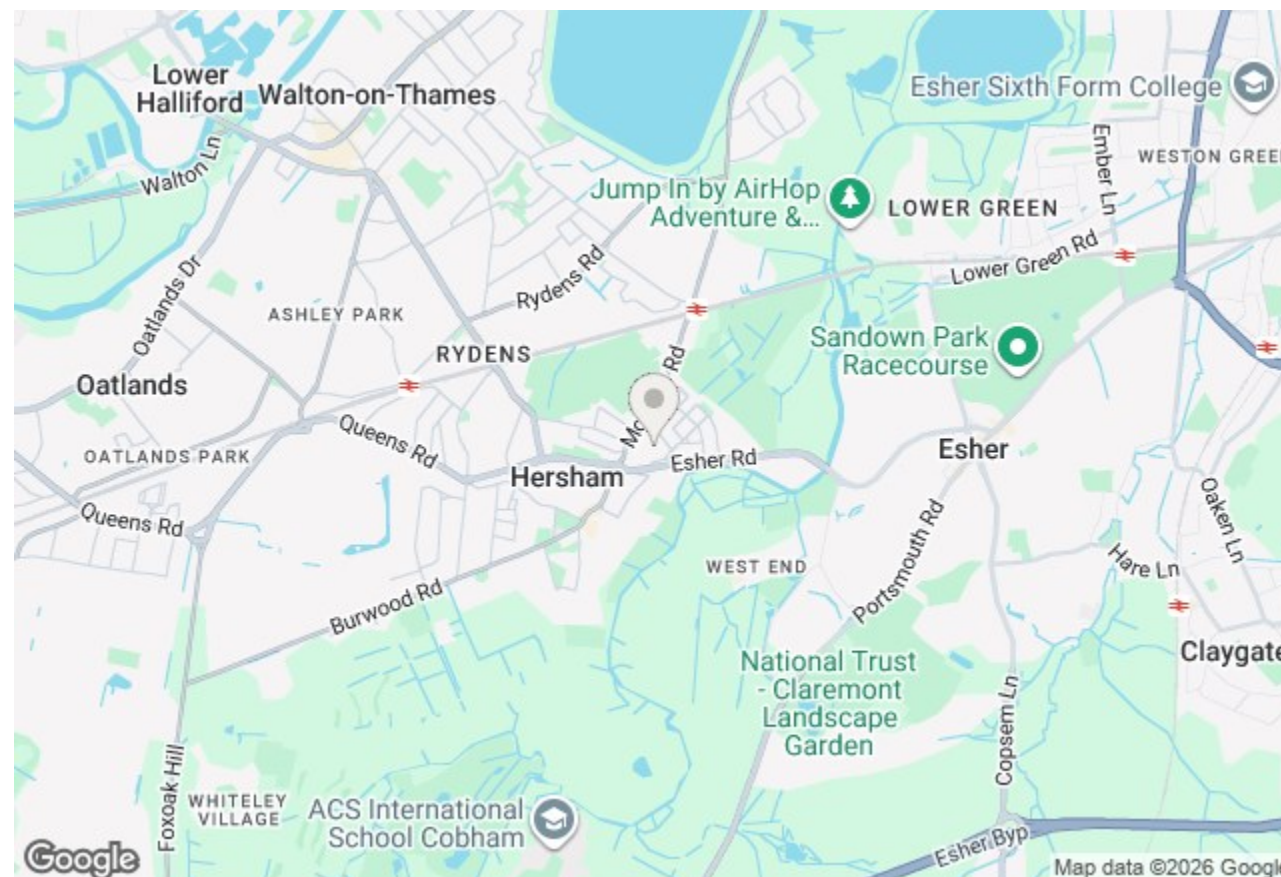
Nestled on the charming cul de sac of Pembroke Avenue in Hersham, Walton-On-Thames, this beautifully presented semi-detached house offers a delightful blend of comfort and modern living. With three bedrooms, this home is perfect for families or those seeking extra space. The property boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere.

The modern fitted kitchen and breakfast room are ideal for culinary enthusiasts, providing a stylish space to prepare meals and enjoy family breakfasts. Additionally, the convenience of a downstairs cloakroom adds to the practicality of the home.

One of the standout features of this property is the expansive rear garden, perfect for outdoor entertaining or simply enjoying the fresh air. For those with a passion for cars, the detached garage at the rear, along with a drive to the front..

Situated close to Hersham mainline station, residents will benefit from excellent transport links, making commuting a breeze. The vibrant Hersham village, with its array of shops and amenities, is just a stone's throw away, as are several popular schools, making this location ideal for families.

In summary, this semi-detached house on Pembroke Avenue is a wonderful opportunity for anyone looking to settle in a friendly community with all the conveniences of modern living. Don't miss the chance to make this lovely property your new home.



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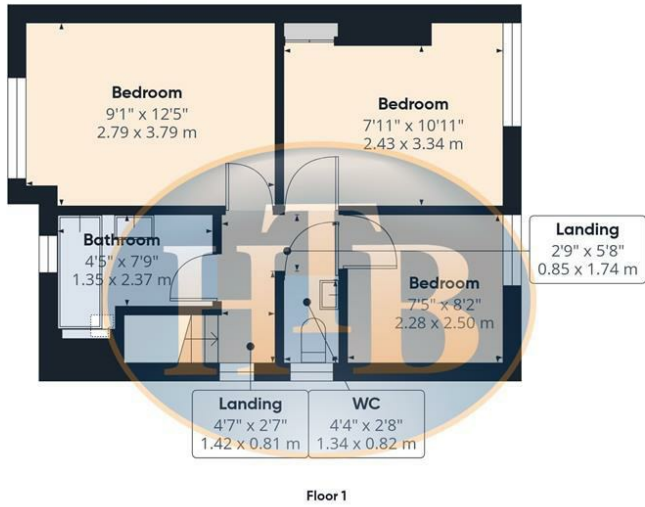
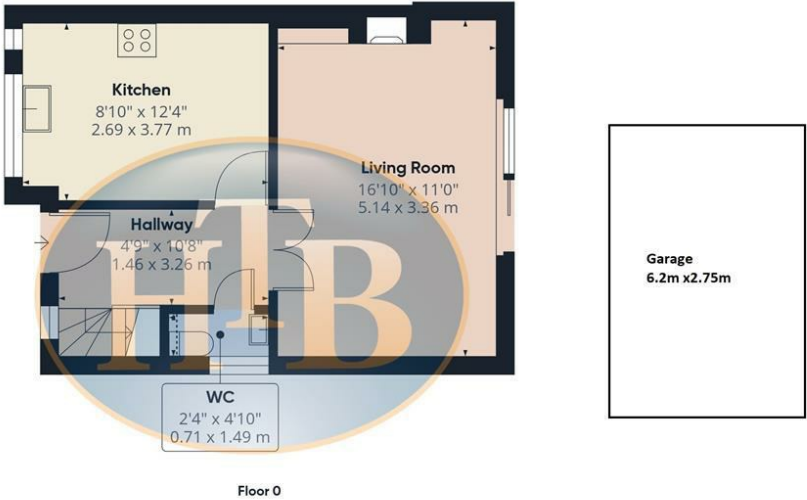


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Approximate total area<sup>m</sup>  
716 ft<sup>2</sup>  
66.5 m<sup>2</sup>

Reduced headroom  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- THREE BEDROOM FAMILY HOME
- DETACHED GARAGE TO REAR WITH VEHICULAR ACCESS
- DOWNSTAIRS CLOAKROOM
- SEMI DETACHED
- SHORT WALK TO STATION AND HERSHAM VILLAGE
- LARGE REAR GARDEN WITH STORE SHED
- WELL PRESENTED THROUGHOUT
- PRIVATE DRIVE TO FRONT
- MODERN KITCHEN AND BATHROOM
- POPULAR HERSHAM SCHOOLS CLOSE BY

