

## 22, Pembroke Avenue, Hersham, KT12 4NT

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</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>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>	<b>85</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



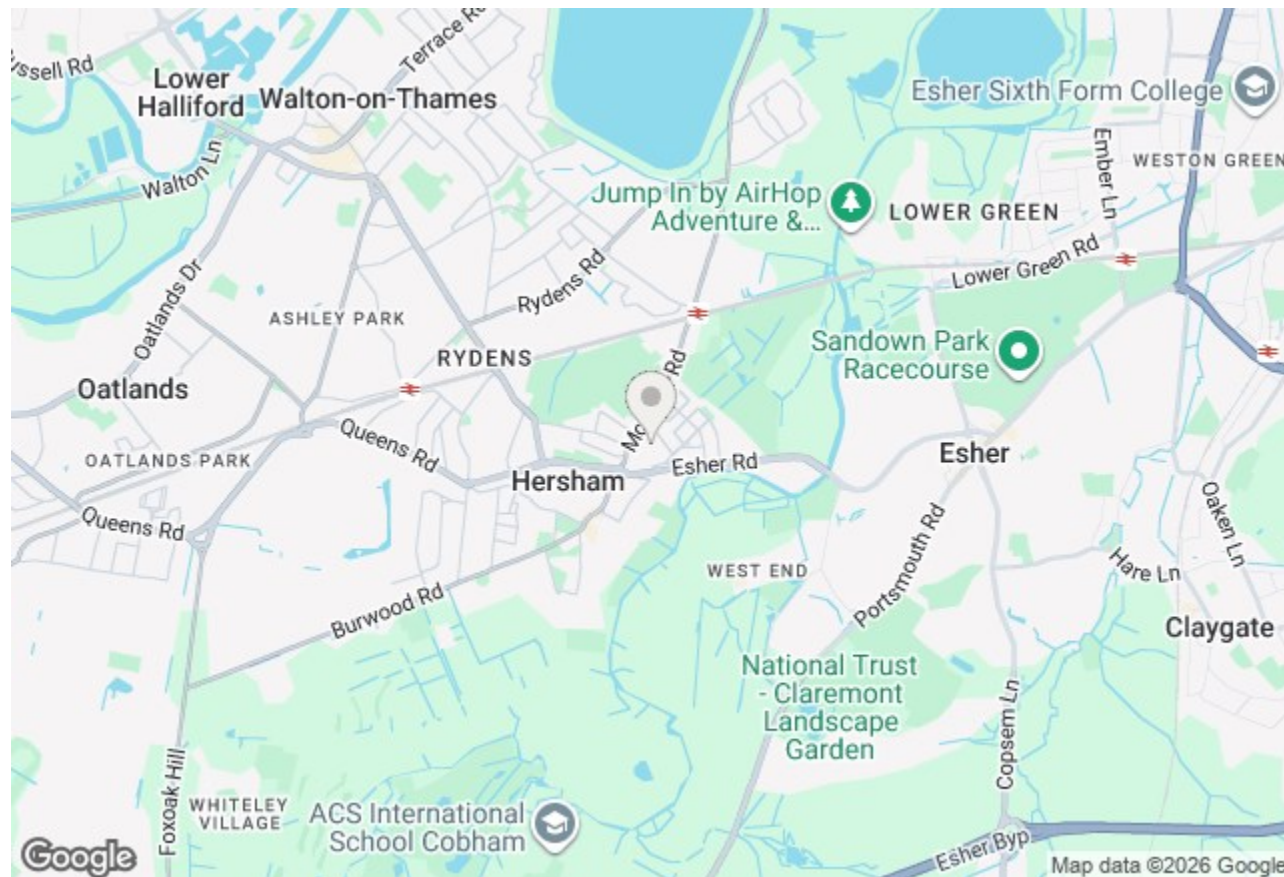
**£515,000 Freehold**

Nestled in a tranquil cul-de-sac on Pembroke Avenue, Hersham, this extended three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property boasts a spacious through lounge/dining room, ideal for family gatherings or entertaining guests. The modern kitchen/breakfast room provide a delightful space for culinary adventures and casual dining, making it the heart of the home.

With three bedrooms, this residence is perfect for families seeking ample living space. The bathroom and separate WC are conveniently located to serve all bedrooms, ensuring practicality for daily routines. Additionally, the property features parking for one vehicle, along with a detached garage, providing extra storage or workshop space.

The good-sized private rear garden is a wonderful outdoor retreat, perfect for children to play or for hosting summer barbecues. The location is particularly appealing, as it is just a short walk to Hersham village and the mainline station, making commuting a breeze. Families will also appreciate the proximity to popular schools, ensuring quality education is within easy reach.

This charming home is an excellent opportunity for those looking to settle in a friendly community while enjoying modern living. Don't miss the chance to make this delightful property your own.



# Pembroke Avenue, Hersham, KT12 4NT



- EXTENDED SEMI DETACHED FAMILY HOME
- FITTED KITCHEN/BREAKFAST ROOM
- GENEROUS SIZE REAR GARDEN
- BATHROOM WITH SEPARATE WC
- WELL CARED FOR THROUGHOUT
- THREE BEDROOMS
- DETACHED GARAGE
- QUIET CUL DE SAC CLOSE TO HERSHAM VILLAGE AND MAINLINE STATION
- POPULAR SCHOOLS CLOSE BY
- VIEWING HIGHLY RECOMMENDED