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# Pembury Avenue, Worcester Park, KT4 8BU

## Per Calendar Month £2,350 Per Calendar Month



A well presented three bedroom end-terraced family home situated on Pembury Avenue of Worcester Park. The property comprises of a reception room, an open-plan kitchen diner leading to the private garden with a spacious shed to the rear.

On the first floor there are three bedrooms and a family bathroom. Off-street parking for two cars is available to the front of the property. Located close to amenities and only 0.2 miles from Worcester Park Train Station.

The property is provided unfurnished and available to rent from August 2026. Viewings are recommended.

94 Central Road, Worcester Park, London, KT4 8HU | 0208 432 2347  
worcesterpark@hunters.com | www.hunters.com



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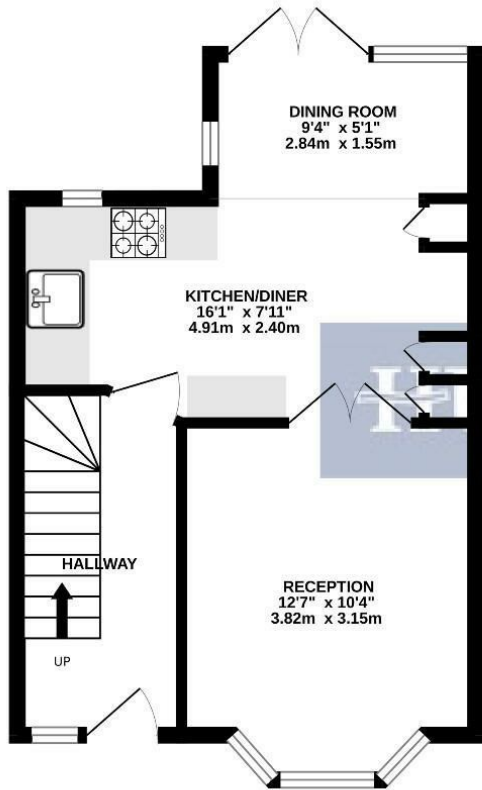
## KEY FEATURES

- End of Terrace
- Three Bedrooms
  - Open Plan
  - Modern
- Private Garden
- Off Street Parking
  - Unfurnished
- Available August
- Viewings are Highly Recommended

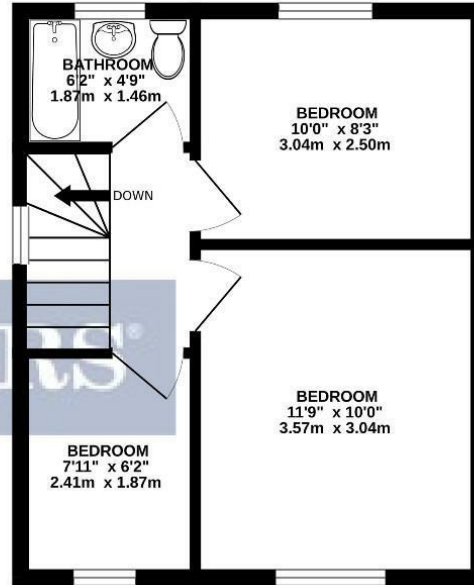




GROUND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.

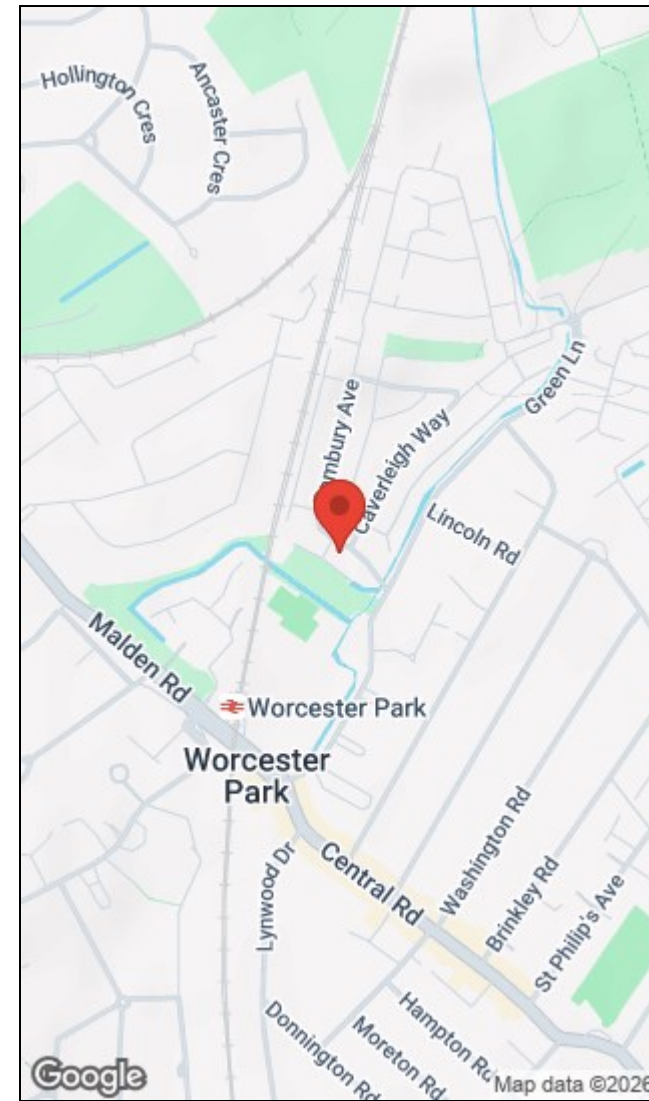


1ST FLOOR  
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>89</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>66</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>89</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>66</b>
EU Directive 2002/91/EC	

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