

HAM, RICHMOND



£775,000 * FREEHOLD

BREAMWATER GARDENS, HAM, RICHMOND, SURREY, TW10 7SG



A CHARACTER 4 BEDROOM 2 BATHROOM 3 STOREY TOWNHOUSE offering nearly 1300 sq ft with lovely leafy views to front and rear. The property backs onto Riverside Drive with a rear outlook towards the protected open spaces of Ham Riverside Lands.

Front driveway off street parking plus an integral garage.

Ground Floor Bedroom 4 with patio doors to the secluded garden : Tiled bathroom/utility room.
The 1st floor offers a bright and airy 17 ft reception plus rear kitchen/diner over 16 ft across with integral induction hob, oven, dishwasher, fridge and freezer.
The 2nd floor has two double bedrooms, 3rd single bedroom, tiled family bathroom and access to loft storage.

*Moments from local shops including a Tesco Express, Swiss bakery, Post Office and Pharmacy.
Near to bus services to Richmond or Kingston.*

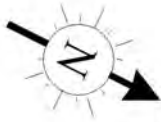
Within reach of Ofsted Outstanding Grey Court School, the German School, and a choice of nearby primary schools and nurseries.

020 8549 5099

www.mervynsmith.co.uk

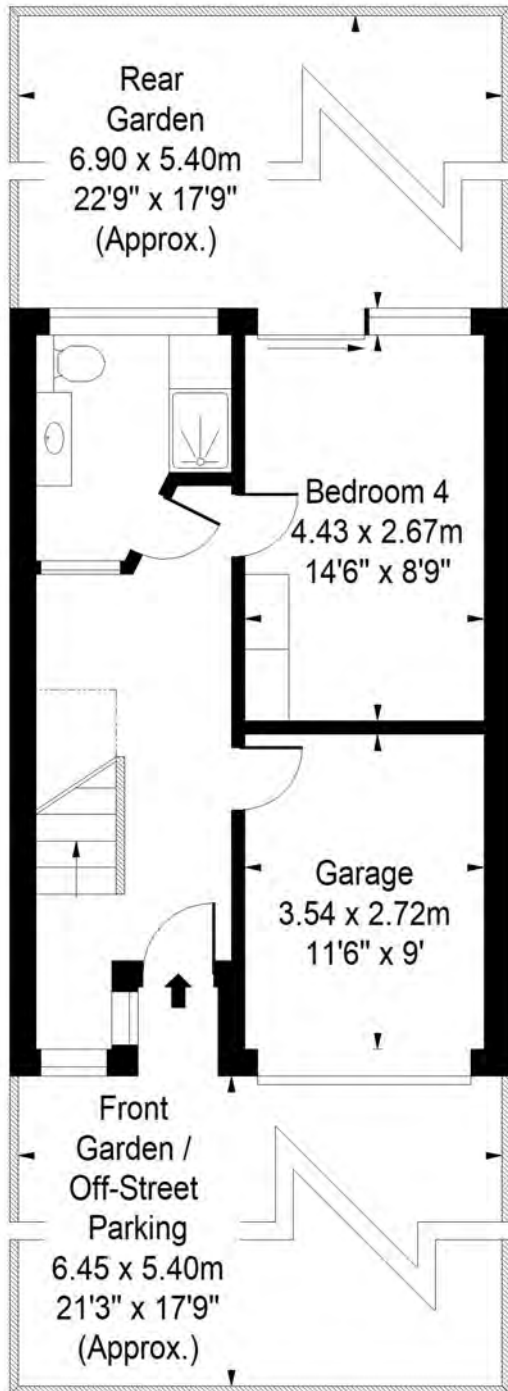
Breamwater Gardens

Approx. Gross Internal Area
120 Sq M - 1292 Sq Ft

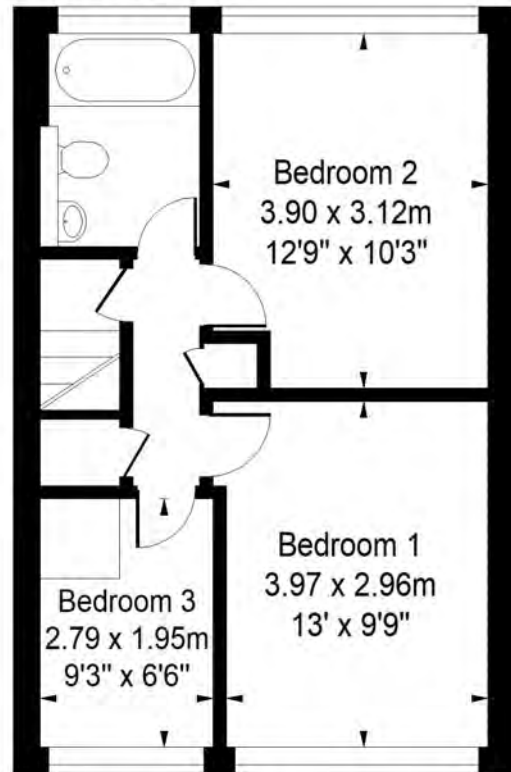


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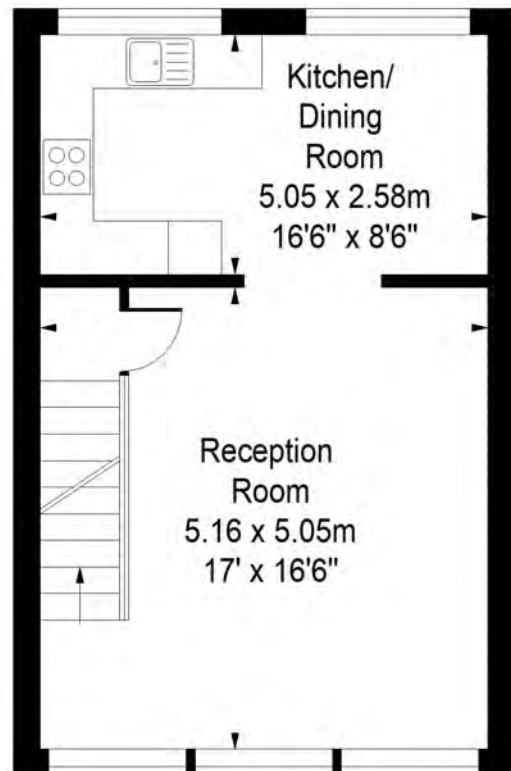
— = Reduced headroom below 1.5m/ 5'0



Ground Floor



Second Floor



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. not to scale floor plan by www.frameworkphotos.co.uk

ENTRANCE PORCH & HALL:

Exterior recycling cupboard, part glazed uPVC entrance door, interior display shelf, frosted double glazed windows, tiled floor, wainscotting, radiator in decorative cabinet, understair store space, personal door into

GARAGE: Abt : 11 ft 6 x 9 ft (3.54m x 2.72m)

Up and over door, interior light.



BEDROOM 4: Abt: 14 ft 6 x 8 ft 9 (4.43m x 2.67m)

Sliding patio doors to garden, tiled floor, radiator in decorative cabinet.



SHOWER ROOM/UTILITY:

Spaces for washing machine and dryer, wash hand basin on stand with drawers under, WC, bifold doors to walk in shower, tiled walls, inbuilt wall cupboards with mirror doors, heated towel rail, rear frosted double glazed fanlights, glass bricks to hallway.



STAIRCASE FROM HALL TO FIRST FLOOR: Glazed door into ...

RECEPTION ROOM: Abt: 17 ft x 16 ft 6 max (abt. 5.16m x 5.05m max)

Room width double glazed tilt and turn windows to front, wood laminate floor, two radiators, rear arch to dining area.



KITCHEN/DINING ROOM: Abt : 16 ft 6 x 8 ft 6 (5.05m x 2.58m)

Double glazed tilt and turn windows to rear views towards Ham Riverside Lands, laminate floor and radiator to dining area, tiled floor to kitchen area, kitchen units fitted at eye and base level, wood worktops, tile splashbacks, inset twin bowls, inset induction hob, inbuilt oven, integral dishwasher, fridge and freezer.



STAIRCASE FROM LOUNGE AREA TO 2nd FLOOR :

Glazed door to inner landing, door to airing cupboard with hot water store, door to over stair cupboard, trap door to loft.

BEDROOM ONE: (front) Abt: 13 ft x 9 ft 9 (Abt. 3.97m x 2.96m)

Double glazed windows to front, radiator, double doors to inbuilt wardrobe cupboard in addition to room dimensions.



BEDROOM TWO: (rear) Abt. 12 ft 9 x 10 ft 3 (Abt. 3.90m x 3.12m)

Double glazed windows with rear views towards Ham Riverside Lands, radiator, wood laminate floor.



BEDROOM THREE: (front) Abt : 9 ft 3 x 6 ft 6 (abt. 2.79m x 1.95m)

Double glazed window to front aspect, radiator, laminate floor.



BATHROOM:

Wash hand basin with drawers under, WC, enclosed bath, heated towel rail, tiled walls and floor, cupboards with mirror doors, double glazed frosted windows.



OUTSIDE:

FRONT:

Driveway approach with off street parking and entrance into garage. The reception and front bedrooms have an open front aspect and are not overlooked.



REAR VIEWS: Level leafy rear views across the garden to Ham Riverside Lands.



REAR GARDEN: Pergola over paved patio, borders.



SERVICE CHARGE: Prospective purchasers should note that although the property is freehold, there is an annual charge to the local residents association Ham Riverside Lands Ltd for the upkeep of communal areas. This was £524 from 26/3/2024 - 25/3/2025

COUNCIL TAX BAND: E (London Borough of Richmond Upon Thames)

ENERGY EFFICIENCY RATING: BAND D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. **DISCLAIMER:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.