

HAM, RICHMOND



£775,000 * FREEHOLD

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



Bright well presented 3 STOREY TOWNHOUSE in a requested leafy crescent with front views through to Riverside Drive and Ham Riverside Lands.

Remodelled accommodation provides 2 bathrooms and options for up to 5 Bedrooms.

VACANT POSSESSION and NO ONWARD CHAIN!

Off street parking to the front.

EPC RATING BAND C : Double glazing :

Gas central heating system with an efficient Viessmann condensing combi boiler.

Redesigned ground floor with elegant wood flooring, shower room, utility, deep store cupboard, and two rooms which could be receptions, offices or bedrooms.

The 1st floor offers airy double aspect living space with varnished floorboards comprising a front lounge over 17ft, rear dining area and kitchen.

The 2nd floor has store cupboards, 2 double bedrooms, 3rd single bedroom and family bathroom with white suite.

Moments from local shops at St Richards Square 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 and a choice of nearby primary schools and nurseries.

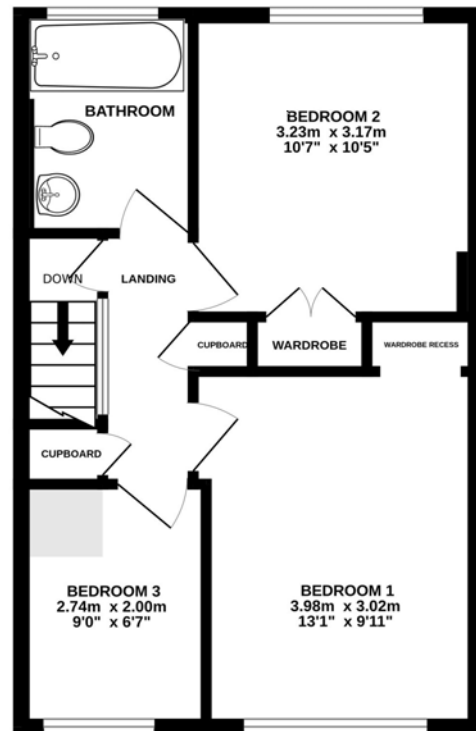


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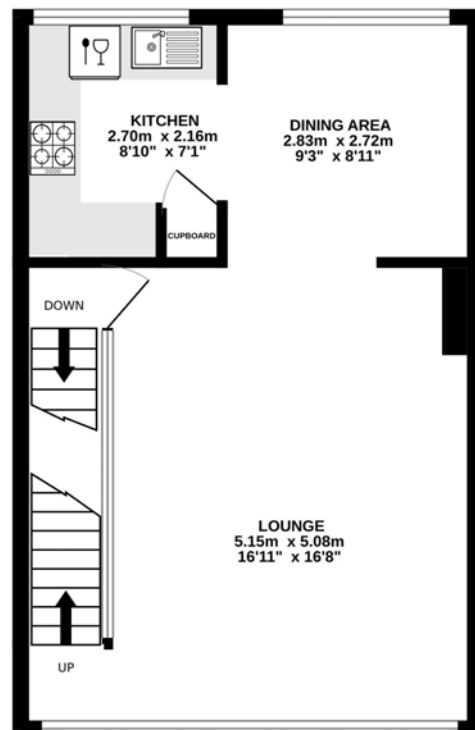


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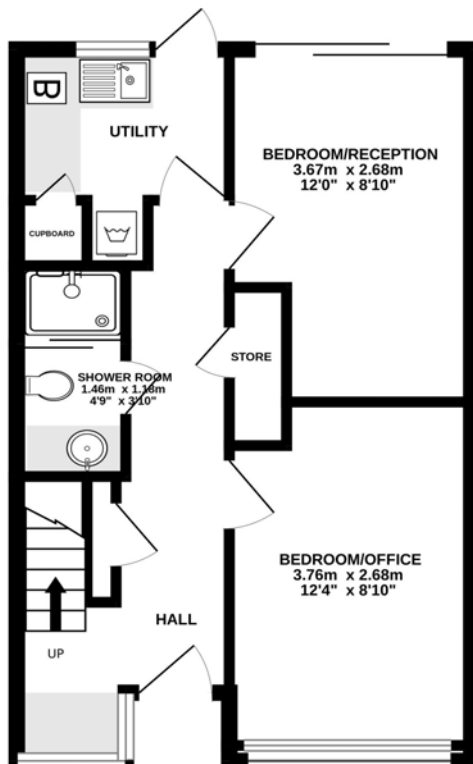
2ND FLOOR
38.4 sq.m. (413 sq.ft.) approx.



1ST FLOOR
38.3 sq.m. (412 sq.ft.) approx.



GROUND FLOOR
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA : 114.3 sq.m. (1230 sq.ft.) 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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ENTRANCE PORCH & HALL:

Exterior recycling cupboard, Carolina style entrance door, display shelf, frosted double glazed windows, wood flooring, door to left to cloaks cupboard, door to right to deep storage cupboard.

FRONT RECEPTION/OFFICE: Abt : 12 ft 4 x 8 ft 10 max (abt. 3.76m x 2.68m max)

Exterior garage door with fanlights, interior frosted windows, wood floor, radiator.



REAR RECEPTION/BEDROOM: Abt : 12 ft x 8 ft 10 max (abt. 3.67 m x 2.68m max)

Double glazed sliding doors to garden, radiator, wood flooring.



SHOWER ROOM: Tiled floor and walls, sliding door to shower enclosure, wash hand basin on shelf with cabinet under, WC, heated towel rail.



UTILITY:

Recessed space for appliances currently housing washing machine with tumble dryer over, worktops, inset sink unit, base level cabinets and door to eye level cupboard, wood floor, radiator, wall mounted Viessmann condensing combi boiler, frosted double glazed window and door to garden.



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

LOUNGE: Abt : 16 ft 11 x 16 ft 8 max (abt. 5.15m x 5.08m max)

Room width double glazed windows to front, varnished floorboards, radiator, rear arch to dining area.



DINING AREA: Abt : 9 ft 3 x 8 ft 11 (abt. 2.83m x 2.72m)

Double glazed windows to rear, varnished floorboards, radiator, arch to kitchen.



KITCHEN: Abt : 8 ft 10 x 7 ft1 (abt 2.70m x 2.16m)

Double glazed window to rear, laminate flooring, units fitted at eye and base level, worktops, inset sink unit, inset gas hob, inbuilt oven, spaces for slimline dishwasher, doors to store cupboard.



STAIRCASE FROM LOUNGE AREA TO 2nd FLOOR:

Glazed door to inner landing, door to store cupboard, door to over stair cupboard, trap door to loft.

BEDROOM ONE: (front) Abt: 13 ft1 x 9 ft 11 (abt. 3.98m x 3.02m)

Double glazed windows to front, laminate floor, rear hanging recess in addition to room dimensions.



BEDROOM TWO: (rear) Abt. 10 ft 7 x 10 ft 5 (abt. 3.23m x 3.17m)

Double glazed windows to rear aspect, laminate floor, radiator, double doors to inbuilt wardrobe cupboard in addition to room dimensions.



BEDROOM THREE: (front) Abt : 9 ft x 6 ft 7 (abt. 2.74m x 2m)

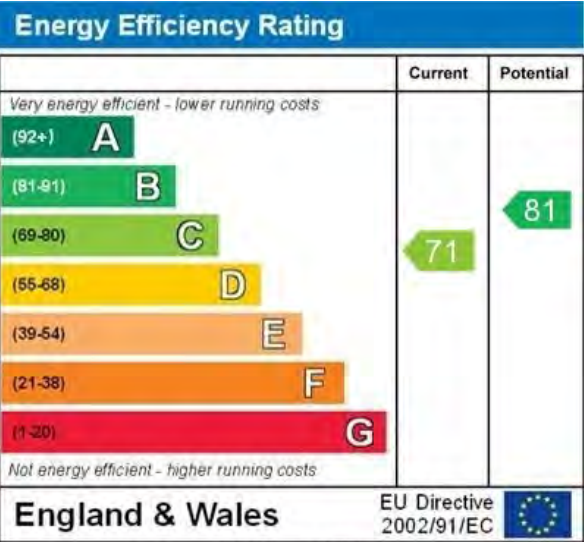
Double glazed window to front aspect, laminate floor, radiator, dimensions reduced to one corner by shelf, .

BATHROOM:

Panel enclosed bath, shower and shower screen over, tiled surround, heated towel rail, pedestal wash hand basin, tiled floor, WC, double glazed frosted windows.



ENERGY EFFICIENCY RATING : BAND C



OUTSIDE:

FRONT: Off street parking on own driveway, grassed area.

REAR GARDEN: Abt 30 ft 7 (abt. 9.33m) Paved to immediate rear of house, outside tap, easygrass area.



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 is currently £499 from 26/3/2023 - 25/3/2024

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

REF: 2509

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