

HAM, RICHMOND

£750,000 * FREEHOLD

**MERVYN
SMITH**

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



Bright 3 STOREY TOWNHOUSE in a favoured location with rear views to Ham Riverside Lands and offering flexible accommodation with options for up to 5 Bedrooms.

Off street parking to the front and a sunny South-Westerly Facing Rear Garden.

Remodelled ground floor with shower room, utility and two rooms which could be receptions, offices or bedrooms.

The 1st floor offers bright and airy living space with varnished floorboards comprising a front lounge over 17ft and rear kitchen/diner with attractive rear views.

The 2nd floor has two double bedrooms, 3rd single bedroom and family bathroom.

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.

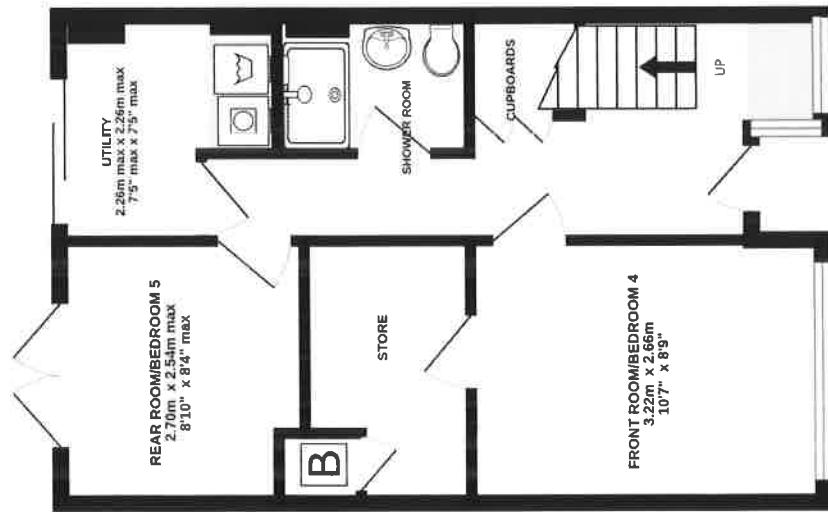


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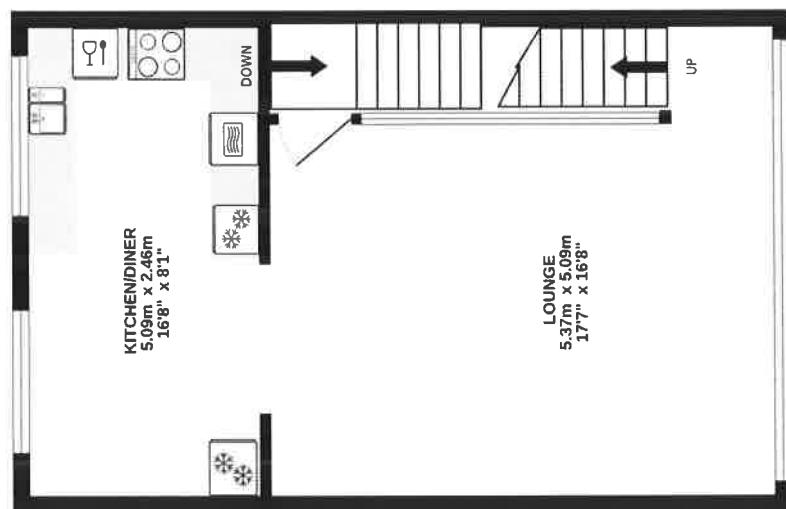


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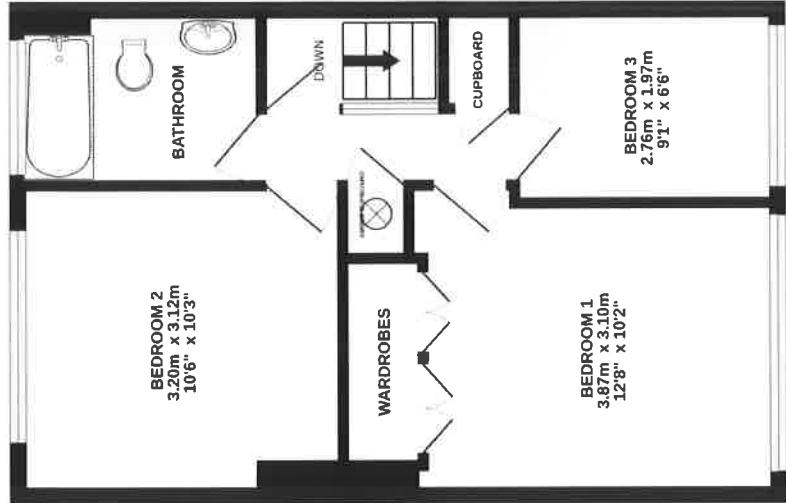
GROUND FLOOR
39.5 sq.m. (425 sq.ft.) approx.



1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



2ND FLOOR
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 120.3 sq.m. (1295 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

ENTRANCE PORCH & HALL:

uPVC entrance door, display shelf, frosted double glazed windows, laminate flooring, doors to understairs store cupboards.

SHOWER ROOM: Tiled floor and walls, shower enclosure, wash hand basin, WC, heated towel rail.

UTILITY:

Laminate floor, spaces for appliances with worktop and wall cupboards over, double glazed patio doors to garden.

FRONT RECEPTION/BEDROOM 4: Abt : 10 ft 7 x 8 ft 9 (3.22m x 2.66m)

Fanlight front window, laminate floor, door to rear into store room.

STORE ROOM: Door to cupboard housing warm air unit.

REAR RECEPTION/BEDROOM 5: Abt : 8 ft 10 x 8 ft 4 (2.70m x 2.54m) max

Double glazed French doors to garden, laminate flooring.



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

LOUNGE: Abt: 17 ft 7 x 16 ft 8 max (5.37m x 5.09m)

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



KITCHEN/ DINER: Abt : 16 ft 8 x 8 ft 1 (5.09m x 2.46m)

Double glazed windows to rear views across Riverside Drive, varnished floorboards, units fitted at eye and base level, worktops, inset bowls, inset Bosch hob, inbuilt Smeg extractor over, inbuilt twin ovens, spaces for dishwasher and fridge, dining area with space for table and chairs.



STAIRCASE FROM LOUNGE AREA TO 2nd FLOOR:

Glazed door to inner landing, door to airing cupboard housing hot water cylinder, trap door to loft.

BEDROOM ONE (front) Abt: 12 ft 8 x 10 ft 2 (3.87m x 3.10m)

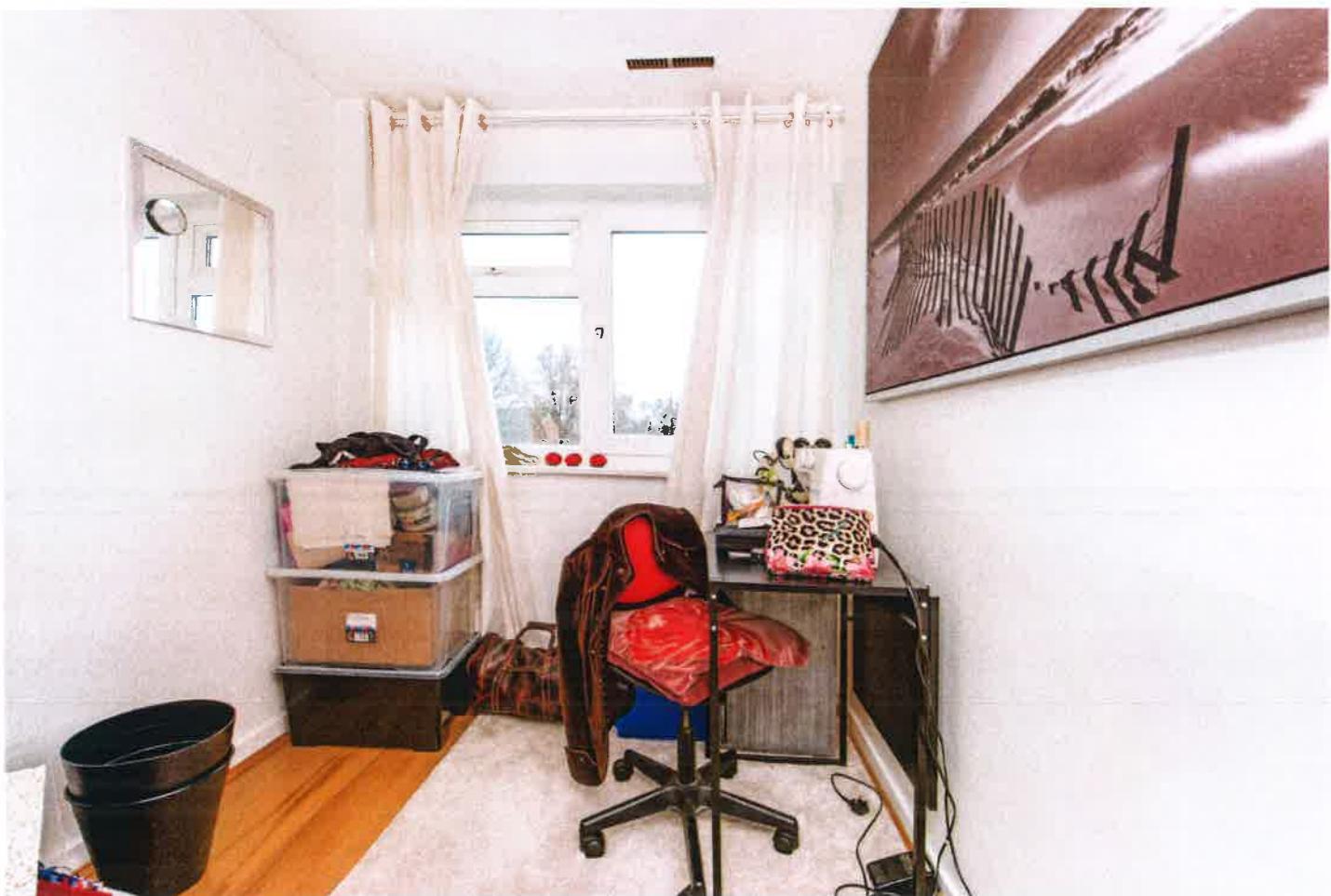
Double glazed windows to front, varnished floorboards, twin double doors to inbuilt wardrobe cupboards in addition to given room



BEDROOM TWO: (rear) Abt : 10 ft 6 x 10 ft 3 (3.20m x 3.12m) max
Double glazed windows to rear aspect, varnished floorboards.

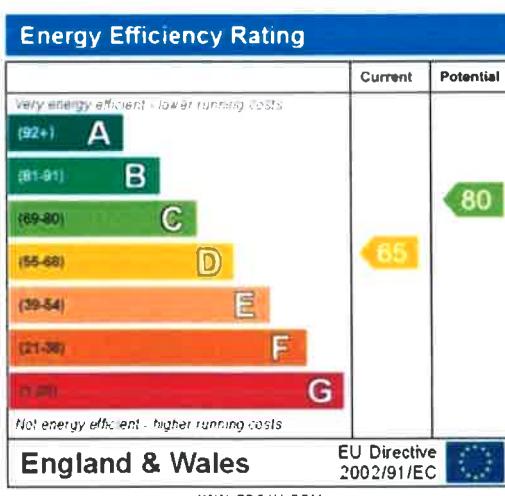


BEDROOM THREE: (front) Abt : 9 ft 1 x 6 ft 6 (2.76m x 1.97m) max
Double glazed window to front aspect, varnished floorboards.



BATHROOM:

Tile panel enclosed bath, wash hand basin with cabinet under, heated towel rail, tiled floor, WC, double glazed frosted windows.



OUTSIDE:

FRONT:

Hardstanding driveway providing off street parking, grassed area.

REAR GARDEN:

Decking, planters and bench seating, storage shed, rear access gate.



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 £475 from 26/3/2022 - 25/3/2023

COUNCIL TAX BAND:

E (London Borough of Richmond Upon Thames)

REF: 2483

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.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU**

TEL: 020 8549 5099

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com

