

HAM, RICHMOND



£725,000 * FREEHOLD

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



A 3 STOREY TOWNHOUSE at a lovely leafy location backing onto Riverside Drive with a rear outlook towards Ham Riverside Lands.

Competitively priced to allow for general upgrading : VACANT POSSESSION and NO CHAIN!

Although a blank slate for remodelling and renovation, the property already benefits from double glazing and a radiator gas central heating system with a Worcester Greenstar condensing boiler. EPC BAND C

Front driveway approach to off street parking plus an integral 17 ft garage.

Ground floor with utility, WC, and wide rear reception room over 16 ft across.

1st floor offers bright and airy lounge and dining areas with wood floor plus kitchen.

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

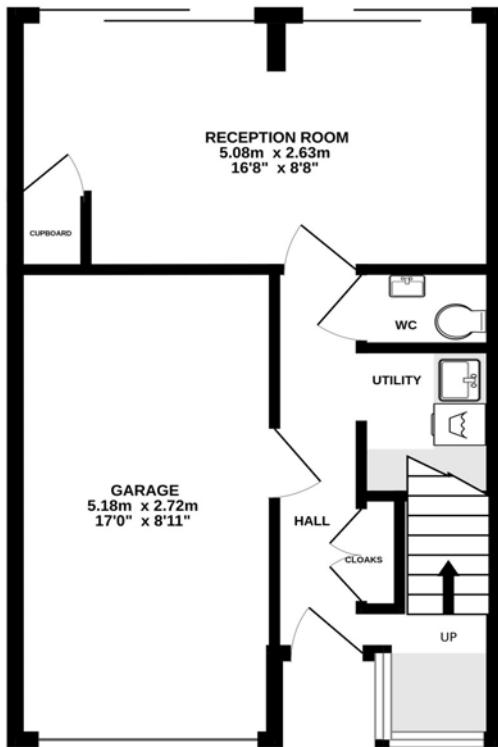
***Moments from local shops including a Tesco Express, Swiss bakery, Post Office and Pharmacy.
Near to bus services to Richmond or Kingston.***

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

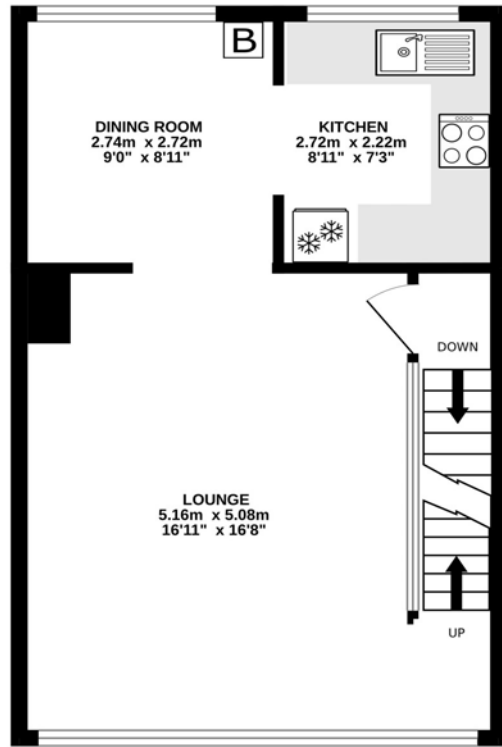
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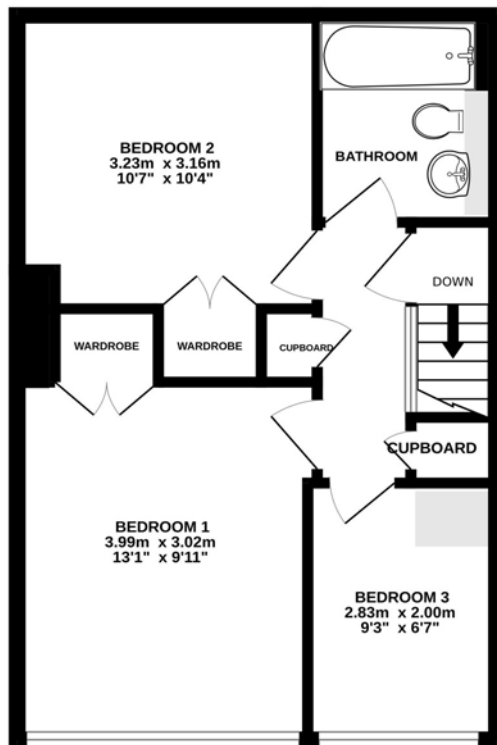
GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.



2ND FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 119.7 sq.m. (1288 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.

ENTRANCE PORCH & HALL:

Exterior recycling cupboard, Carolina style entrance door, interior display shelf, frosted windows, woodblock flooring, double doors to cloaks cupboard, personal door into

GARAGE: Abt : 17 ft x 8 ft 11 (5.18m x 2.72m)

Up and over door, light, meters and fusebox, door to hall.

UTILITY:

Space for washing machine, worktops, inset sink unit with cabinet under.

CLOAKROOM:

WC, wash hand basin.

GARDEN ROOM/OFFICE/BEDROOM 4 : Abt : 16 ft 8 x 8 ft 8 (5.08m x 2.63m)

Twin sliding patio doors to garden, radiator, laminate floor, door to cupboard.



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

LOUNGE: Abt : 16 ft 11 x 16 ft 8 max (abt. 5.16m x 5.08m max)

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



DINING AREA: Abt : 9 ft x 8 ft 11 (abt. 2.74m x 2.72m)

Double glazed windows to rear, floorboards, radiator, wall mounted Worcester Greenstar boiler, arch to kitchen.



KITCHEN: Abt : 8 ft 11 x 7 ft 3 (abt 2.72m x 2.22m)

Double glazed window to rear, units fitted at eye and base level, worktops, tile splashbacks, inset sink unit, inset electric hob, inbuilt oven, space for fridge freezer.



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 ft 1 x 9 ft 11 (abt. 3.99m x 3.02m)

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



BEDROOM TWO: (rear) Abt. 10 ft 7 x 10 ft 4 (abt. 3.23m x 3.16m)

Double glazed windows with rear views towards Ham Riverside Lands, radiator, double doors to inbuilt wardrobe cupboard in addition to room dimensions.



BEDROOM THREE: (front) Abt : 9 ft 3 x 6 ft 7 (abt. 2.83m x 2m)

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



BATHROOM:

Bath with tiled surround, pedestal wash hand basin, WC, double glazed frosted windows.



OUTSIDE:

FRONT:

Driveway approach. Off street parking and entrance into garage.



REAR GARDEN: Mostly paved, planters, 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 was £499 from 26/3/2023 - 25/3/2024

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

ENERGY EFFICIENCY RATING: BAND C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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.

**MERVYN
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