

73 Breamwater Gardens, Ham, Richmond, TW10 7SG

£700,000 Freehold

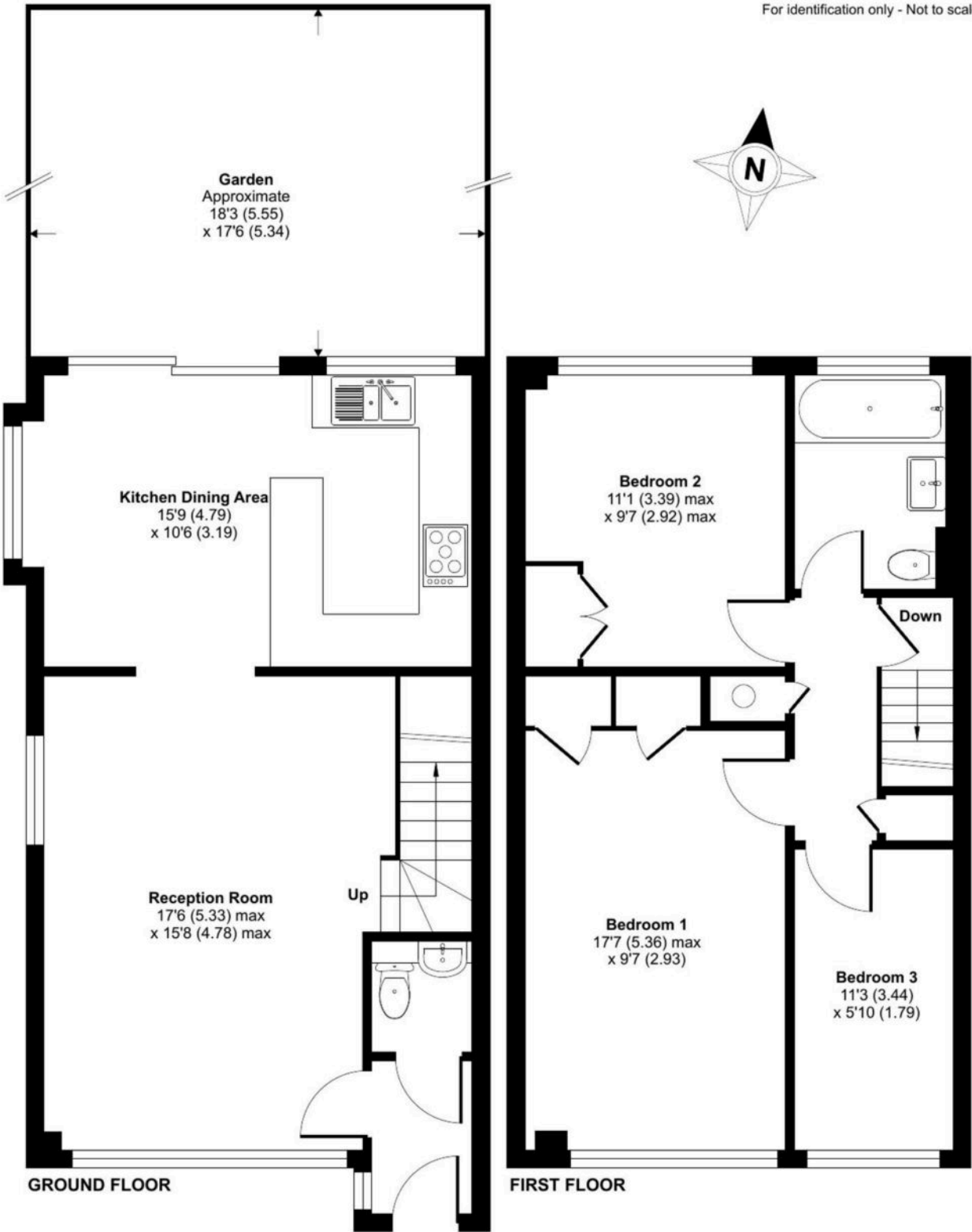
Stylish mid-century, 3 bedroom, end-of-terrace house in a lovely corner position
in one of the area's most requested roads.

**MERVYN
SMITH**

Breamwater Gardens, Richmond, TW10

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1235722



Stylish mid-century, 3 bedroom, end-of-terrace home in a lovely tranquil corner position set back from the road. Ground-floor cloakroom and 1st-floor bathroom. Nearby garage. Bright, triple-aspect lounge and kitchen diner with engineered oak floor.

- Tranquil location in Ham Riverside Village to the side of Riverside Drive and opposite the open spaces of Ham Riverside Lands & TYM Marina.
- Within reach of Outstanding Grey Court School and the German School.
- Near lots of recreational amenities including allotments, tennis courts, children's playground, playing fields and horse paddocks.

Tenure: Freehold

EPC Energy Efficiency Rating: D

Council Tax band: E

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 £540 from 26/3/2024 - 25/3/2025

- Lovely leafy views in all directions.
- Bright and spacious triple-aspect ground-floor living space with front windows, rear sliding doors to the garden and two side windows including a box bay with bench seat to the dining area.
- Engineered oak floor to the lounge and dining areas, informal dining/servery peninsula with space for stools between the dining area and kitchen.
- Inbuilt wide Neff induction hob, fitted hood, inbuilt Neff oven, integral dishwasher and washing machine.
- Useful storage loft -with potential to convert stpc.
- Ground-floor WC and 1st-floor bathroom. Two double bedrooms and roomy single 3rd bedroom.
- Charming front garden with Acer and cobbled, shingled and planted areas. Patio style private rear garden with brick planters and rear access gate to grassed areas behind.
- GARAGE in a nearby battery ; Easy parking in the street with no restrictions.



Entrance Hall

Entrance door, engineered oak floor, window to front side, door to lounge and door ahead into cloakroom.

Ground Floor Cloakroom

WC and wash hand basin.

Lounge 17' 6" x 15' 8" (5.33m x 4.78m)

Double glazed windows to front and to side, two radiators, engineered oak floor, understairs store space, arch to kitchen/diner.

Kitchen/Diner 15' 9" x 10' 6" (4.79m x 3.19m)

Double glazed box bay with bench seat to side of dining area, vertical radiator, engineered oak floor, sliding patio doors to garden, divided from kitchen area by informal dining/serving peninsula with space for stools, fitted kitchen units at eye and base level, Corian worktops, inset sink, inset wide Neff induction hob, fitted hood over, inbuilt Neff oven, integral washing machine and dishwasher, space for upright fridge/freezer.

Landing

Glazed door into the landing with glazed panels, over stair store cupboard, door to floor to ceiling store cupboard, trap door to loft.

Front Bedroom 1 11' 7" x 9' 7" (5.36m x 2.93m)

Double glazed window to front aspect, painted floorboards, radiator, recessed wardrobe space with hanging.

Rear Bedroom 2 11' 1" x 9' 7" (3.39m x 2.92m)

Double glazed window to rear aspect, radiator, painted floorboards, double doors to inbuilt cupboard.

Front Bedroom 3 11' 3" x 5' 10" (3.44m x 1.79m) Double glazed front window, radiator.

Bathroom

Panel enclosed bath with tiled surround, shower over and shower rail, pedestal wash hand basin, WC, heated towel rail, opaque windows.





FRONT GARDEN

Feature front garden with planted, cobbled and shingled areas and established Acer.

REAR GARDEN

Brick planters, outside tap, cobbled, paved and planted areas, rear access gate.

Garage

With metal up and over door in a battery at the other end of the terrace.





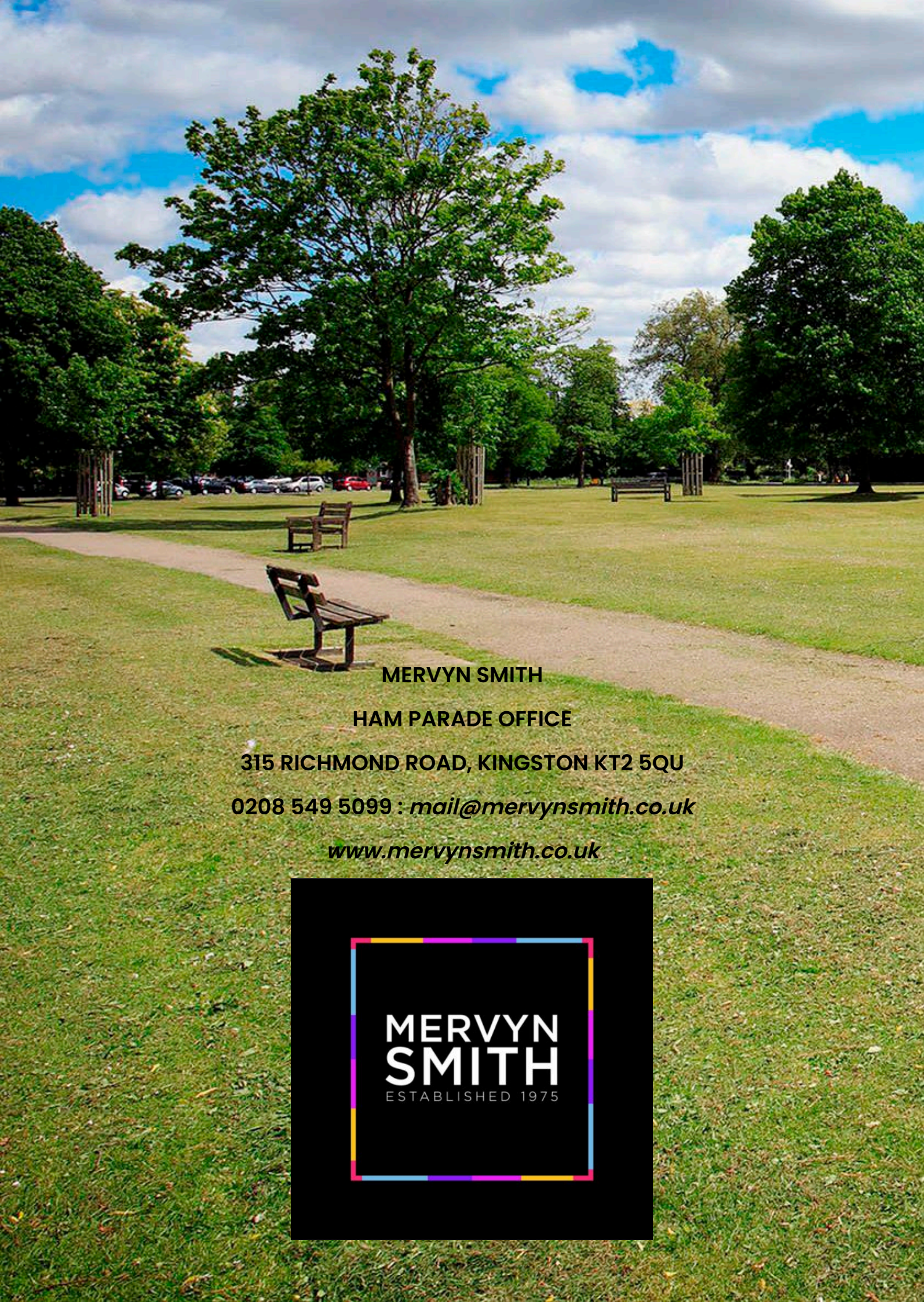
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DISCLAIMER: Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



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