



3 The Bench Ham Street, Richmond
£3,500 pcm

3 The Bench Ham Street

Richmond, Richmond

Charming 3 bed, 2 bath townhouse in serene Ham Common, tucked away in secluded enclave. Modern kitchen, open plan living area, private terrace, close to Grey Court School. Available from 1st June. Unfurnished. EPC D. Perfect for families. Council Tax band: E

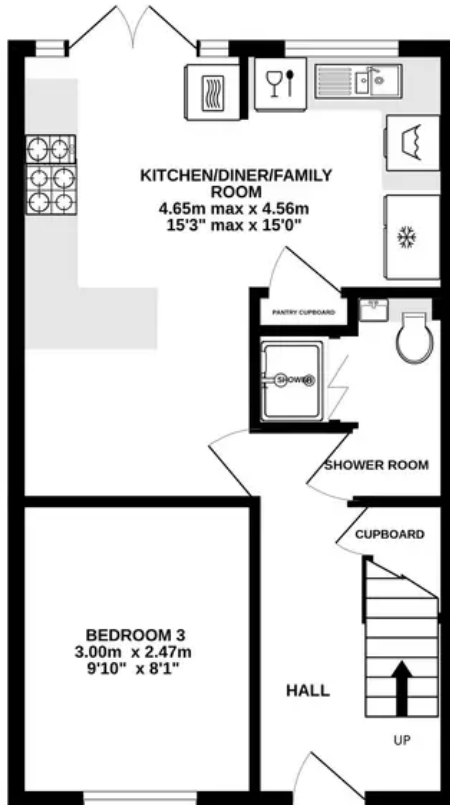
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

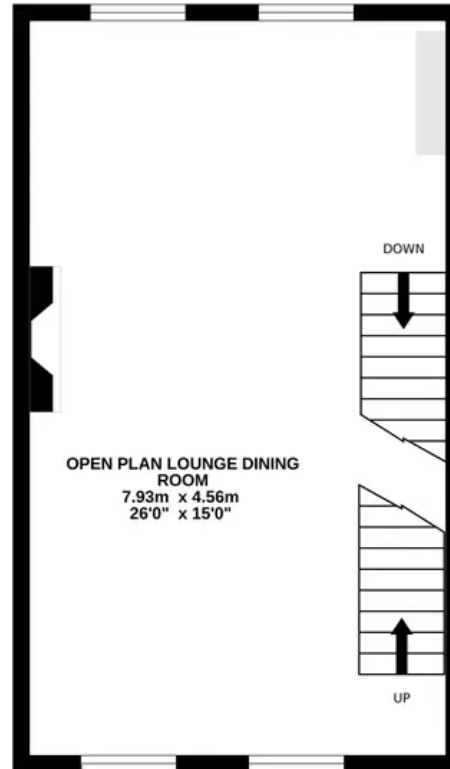
- ELEGANT three bedroom, 2 bathroom townhouse
- SECLUDED private terrace of only 4 properties set back from the road
- SHARING a leafy front courtyard
- LOCATED very close to Ofsted Outstanding Grey Court School
- JUST off Ham Street which leads from Ham Common
- GROUND FLOOR has a bedroom and shower room
- GROUND FLOOR has a kitchen/diner with a well appointed array of appliances inc dishwasher and wide fridge/freezer
- GROUND FLOOR also offers an informal dining space and double glazed French doors leading out to the garden
- FIRST FLOOR offers an impressive double aspect open plan style living space of lounge and dining areas with fireplace
- TOP FLOOR offers a master bedroom with plenty of inbuilt wardrobes
- TOP FLOOR also offers a second double bedroom and a generous bathroom



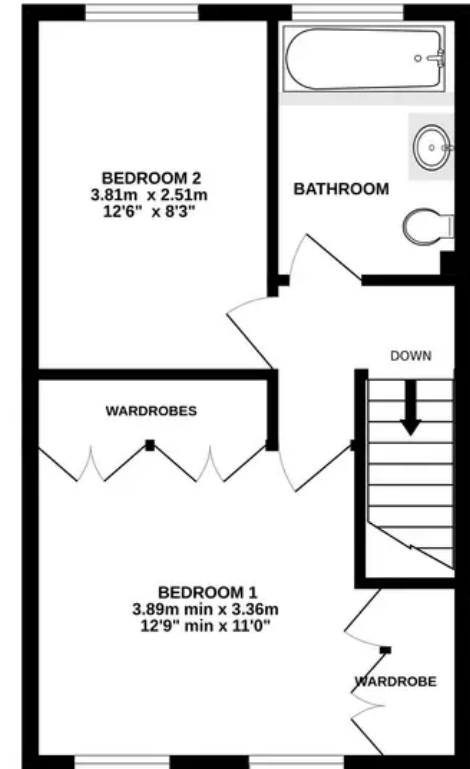
GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR
35.7 sq.m. (384 sq.ft.) approx.



2ND FLOOR
36.2 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA : 108.0 sq.m. (1162 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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