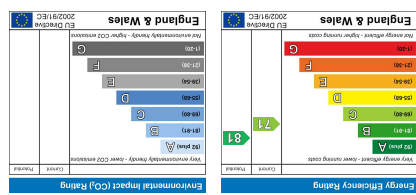
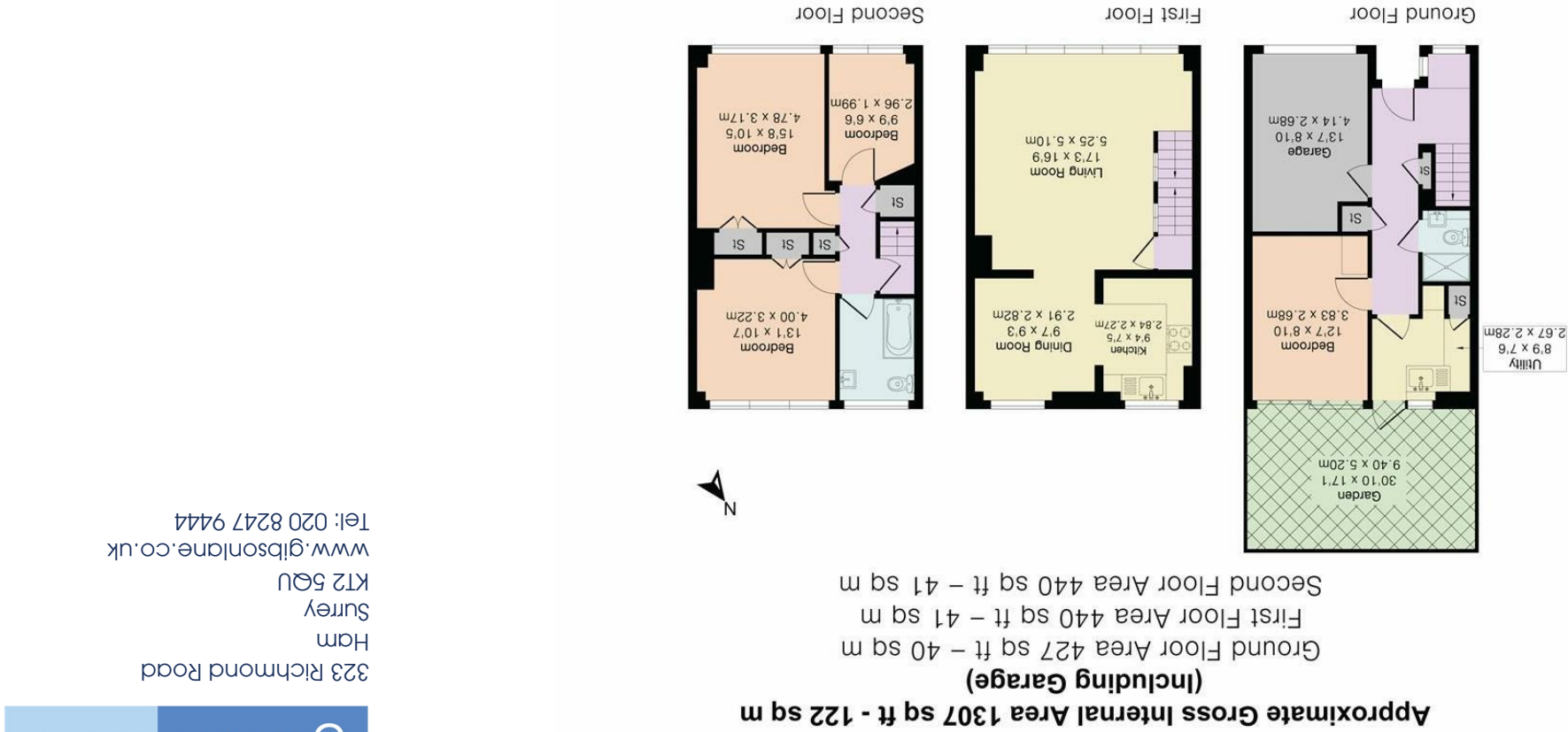




Breamwater Gardens
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN

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Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



£795,000

- Impressive four bedroom/two bathroom townhouse
 - Ideally situated opposite Ham Lands
 - Spacious layout in excess of 1,300sqft
 - Utility room and ground floor shower room
 - Permission granted for ground floor kitchen extension
 - Off street parking and garage
 - Delightful 30ft rear garden
 - Recently fitted bathroom and new boiler
 - EPC rating C
 - Council tax band E
- * Tenure: Freehold * Local Authority: Richmond upon Thames

Description

Nestled in the charming Breamwater Gardens, this delightful townhouse offers a perfect blend of comfort and modern living. Spanning an impressive 1,307 square feet, this spacious family home features two inviting reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for family members and guests.

The property boasts two bathrooms, providing convenience for busy mornings and family life. Built in the 1950s, this home has been thoughtfully updated including a new boiler for efficient heating. The garage area has also been enhanced, making it an excellent space for bike storage, catering to those who enjoy outdoor activities.

One of the standout features of this property is its prime location, situated directly opposite the picturesque Ham Lands nature reserve. This offers residents a wonderful opportunity to enjoy walks and outdoor pursuits right on their doorstep. Additionally, planning permission has been granted for a ground floor kitchen extension, allowing for further enhancement of the living space to suit your family's needs.

With its combination of modern updates, generous living areas, and a fantastic location, this townhouse in Breamwater Gardens is an exceptional opportunity for those seeking a family home in Ham.

Situation

Breamwater Gardens is a popular residential road ideally situated between Richmond and Kingston town centres. The open spaces of Ham Lands are close by and the River Thames and Richmond Park are within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include St Richards, Meadlands, The German School, Grey Court, The Russell School and Tiffin Girls school. The house is also well positioned for day nurseries, local shops and bus routes.

