



Breamwater Gardens
Richmond TW10 7SQ

Approximate Gross Internal Area 1394 sq ft - 129 sq m

(Including Garage)

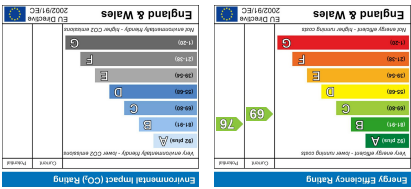
Ground Floor Area 508 sq ft - 47 sq m

First Floor Area 443 sq ft - 41 sq m

Second Floor Area 443 sq ft - 41 sq m



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 guarantee 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.



323 Richmond Road
Ham
Surrey
KT2 5QU
www.gibsonlane.co.uk
Tel: 020 8247 9444



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.



£775,000

- End-terrace townhouse
- Spacious accommodation of 1,394sqft
- Ground floor kitchen/diner
- Three bedrooms and two bathrooms
- Convenient for highly rated local schools
- Garage and off street parking
- Secluded rear garden with side access
- Close to Ham Lands and River Thames
- EPC rating C
- Council tax band E

* Tenure: Freehold * Local Authority: Richmond upon Thames

Description

Situated in the popular Breamwater Gardens, this delightful end terrace townhouse offers a perfect blend of comfort and convenience. Spanning an impressive 1,394 square feet, the property boasts three well-proportioned bedrooms and two modern bathrooms, making it an ideal home for families or those seeking extra space.

The ground floor features a spacious kitchen diner, perfect for family meals and entertaining guests. On the first floor there is a spacious 26ft reception room providing a welcoming atmosphere filled with natural light.

The property retains a sense of character while offering the modern amenities that today’s homeowners desire. The end terrace position ensures added privacy and a sense of space, complemented by off street parking and a garage.

Breamwater Gardens is ideally situated close to the picturesque Ham Lands and the River Thames, providing ample opportunities for outdoor activities and leisurely strolls. Additionally, the property is well-positioned for local schools, making it a prime choice for families looking to settle in a community-oriented area.

This townhouse presents a wonderful opportunity to enjoy a comfortable lifestyle in one of Ham's most sought-after roads. With its blend of space, location, and charm, this property is not to be missed.

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.

