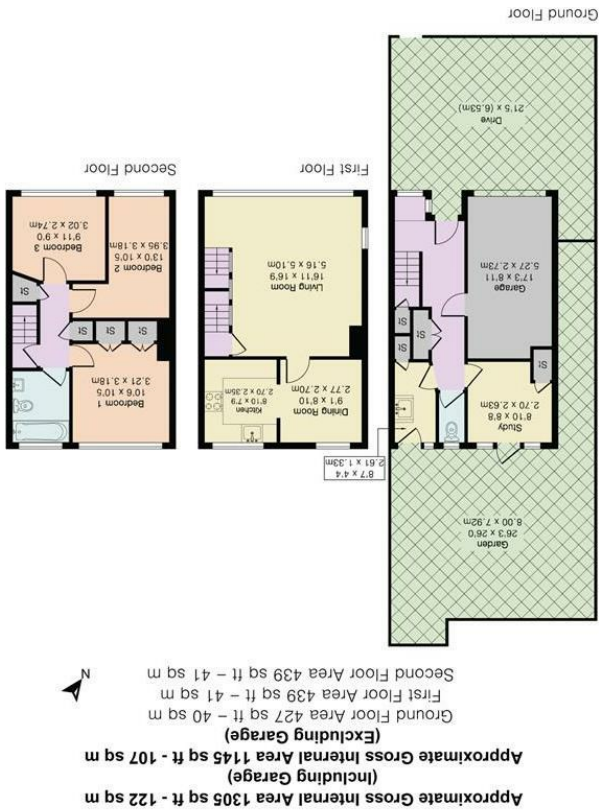


Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
<div><div>EU Energy Rating</div><div><div>A</div><div>B</div><div>C</div><div>D</div><div>E</div><div>F</div><div>G</div></div><div>76</div></div>	<div><div>EU Energy Rating</div><div><div>A</div><div>B</div><div>C</div><div>D</div><div>E</div><div>F</div><div>G</div></div><div>76</div></div>



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.



gibson lane

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Guide Price £795,000

- Impressive End of Terrace Townhouse
 - Three Bedrooms
 - Spacious layout in excess of 1,300sqft
 - Study
 - Ideally situated opposite Ham Lands
 - Off Steet Parking and Garage
 - Dowsntairs WC and Utility Room
 - Southerley Aspect Prviate Rear Garden
 - EPC Rating - D
 - Council Tax Band - E
- * Tenure: Freehold
- * Local Authority: Richmond

Summary

Nestled in the charming Breamwater Gardens, this delightful End of Terrace townhouse offers a perfect blend of comfort and modern living. Spanning an impressive 1,305 square feet, this spacious family home features generous reception rooms and eat in Kitchen/dining room ideal for both relaxation and entertaining. With three well-proportioned bedrooms, and bathroom there is ample space for family members and guests.

Also benefiting from a study, downtairs WC and utility room on the ground floor with access onto a delightfully landscaped private southerley aspect rear garden.

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.

Externally there is the added bonus of off street parking and a garage ideal for storage.

Location

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.

