



Breamwater Gardens, Richmond, TW10

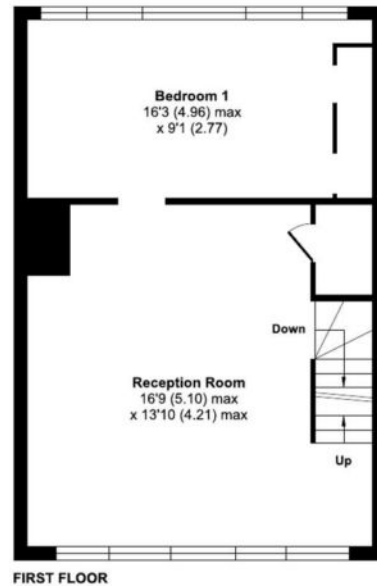
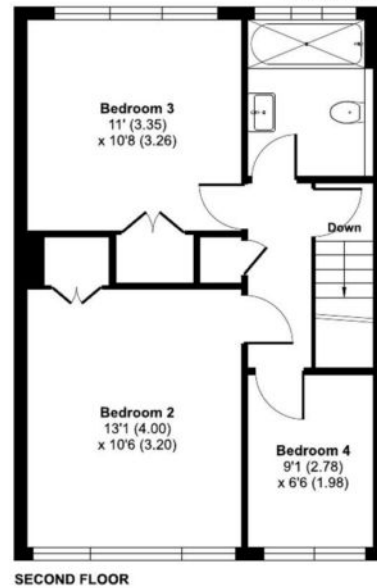
Approximate Area = 1440 sq ft / 133.7 sq m

Garage = 116 sq ft / 10.7 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 1714 sq ft / 159 sq m

For identification only - Not to scale



- NEW! 4 BEDROOM 2 BATHROOM END OF TERRACE TOWNHOUSE WITH EXTENDED GROUND FLOOR AND EXTERIOR HOME OFFICE/GARDEN ROOM!
- Within reach of outstanding Grey Court School plus choice of popular nearby nurseries and primary schools.
- Located in a requested leafy crescent in Ham Riverside Village moments from the protected open spaces of the Riverside Lands.
- Off street parking on own driveway, bike garage/store, and additional off street parking bays opposite.
- Remodelled ground floor with super kitchen/diner/family room over 18ft square with island, range cooker and folding doors out to the garden, - and cat flap out to side! Separate utility.
- Bright exterior home office with power, glazed door and windows plus separate store to side.
- Ground floor shower room and top floor family bathroom.
- Elegant 1st floor lounge over 16 ft with wood flooring.
- 1st floor main double bedroom over 16 ft across and 2 further double bedrooms on the 2nd floor all with wardrobes, plus single bedroom over 9 ft x 6 ft.
- All double glazed : Underfloor heating to the ground floor extension : useful storage loft with insulation.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1359574

Entrance Hall

Window and display shelf to front, woodblock flooring, spotlights, understairs store cupboard, doors to WC, to utility, and through into kitchen/diner/family room.

Ground Floor Shower Room

Walk in shower enclosure, WC, wash hand basin, heated towel rail, tile walls and recessed shelf.

Utility

Fitted units, inset sink, spaces for appliances.

Extended Kitchen/Diner/Family Room

18' 1" x 17' 7" (5.51m x 5.37m)

Units at eye and base level with easy close drawers, range cooker with multi gas burner hob, ovens and warmer below and wide fitted hood over, inset microwave oven, island with inset sink and spaces to left side for 4 stools under as informal diner, space for wide US style fridge/freezer, space for formal dining table and chairs, space for sofa, wall mounting for TV, inset ceiling speakers, door to heating unit cupboard, spotlights and skylight windows over, catflap to side passageway, rear folding doors out to garden.



Stairs from hall to 1st floor landing

Stairs from hall to 1st floor landing with glazed door into lounge.

Lounge

16' 9" x 13' 10" (5.10m x 4.21m)

Room width windows to leafy front aspect, wood flooring, pendant lights.

Bedroom 1

16' 3" x 9' 1" (4.96m x 2.77m)

Pocket door, windows across to rear aspect, wood flooring, mirror doors to wardrobes.



Stairs from lounge to 2nd floor landing

Stairs from lounge to 2nd floor landing. Glazed door through into inner landing with trap door to loft, door to airing cupboard with hot water cylinder and shelving over.

Bedroom 2

13' 1" x 10' 6" (4.00m x 3.20m)

Windows to front aspect, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

Bedroom 3

11' 0" x 10' 8" (3.35m x 3.26m)

Windows to rear aspect, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

Bedroom 4

9' 1" x 6' 6" (2.78m x 1.98m)

Windows to front aspect.

Bathroom

Part tiled walls, wood laminate floor, wash hand basin with cabinet under, WC, panel enclosed bath with shower screen and shower over, rear windows with fitted shutters.



OUTSIDE

Frontage with off street parking on own driveway, grassed area to right side, up and over door into bike garage/store 12 ft x 9 ft 9 (3.65m x 2.96m) with interior personal door to the hall.

Additional residents off street parking bays opposite the house.

Rear garden mainly paved with central patio, borders and planted areas, gate to side access.

Exterior Garden Room

17' 9" x 9' 0" (5.42m x 2.74m)

Garden room/home office to rear of garden with glazed door and window, plus separate store with own door off the garden.







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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 to upkeep communal areas - £499 from 26/3/2025 - 25/3/2026
COUNCIL TAX BAND : E (London Borough of Richmond Upon Thames). **Energy Efficiency Rating** : E.

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. We have been advised regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase.
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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