







## Ashburnham Road

Ham, Richmond

Council Tax band: E

EPC Energy Efficiency Rating: E

- Rarely available larger Chalet-style home of approx. 1,267 sq ft (117.81 sq m) including garage
- Three double bedrooms, two reception rooms, and newly fitted bathroom with bonus downstairs cloakroom
- Comprehensively renovated: full electrical rewire, new floors, plastering, and redecorated throughout
- New combi boiler and smart Hive controlled heating system
- Reconfigured utility room and plumbing
- Bright double-aspect reception (17'10 x 12'1) plus dining room (10'4 x 10'2)
- Kitchen/breakfast room with integrated Bosch appliances
- South-westerly facing garden with patio and lawn
- Garage to the rear (access via Breamwater Gardens)
- Within catchment for The Russell, Meadlands, Grey Court, and The German School
- Located close to Ham Riverside Lands, Thames towpath, and local shops at Ham Parade





# Ashburnham Road, Richmond, TW10

Approximate Area = 1170 sq ft / 108.6 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1304 sq ft / 121 sq m

For identification only - Not to scale

