

HAM, RICHMOND

£895,000 : FREEHOLD

**MERVYN
SMITH**

LOCK ROAD, HAM, RICHMOND UPON THAMES, SURREY, TW10 7LL



A CHARACTER 1930S HOUSE with a LOFT CONVERSION and REAR GROUND FLOOR EXTENSION plus a large rear GARAGE OVER 16 FT SQUARE and located IN ONE OF THE AREAS PRIME ROADS.

Lock Road is on the cycle path from Teddington Lock to Ham Gate into Richmond Park and leads down to the open spaces of Ham Common with its traditional Village Pond, cricket pitch, pub and avenue of lime trees leading to Ham House (NT).

Extended ground floor with hall, WC, two reception areas plus bright kitchen/diner with rear French doors. Two double bedrooms and single study bedroom to the 1st floor plus a family bathroom. 2nd floor loft bedroom with an en suite shower room. Wide garage to the rear of the garden with up and over door out to short access passageway to the road.

Within reach of Ofsted Outstanding Grey Court School and the German School plus a choice of nearby nurseries and primary schools.

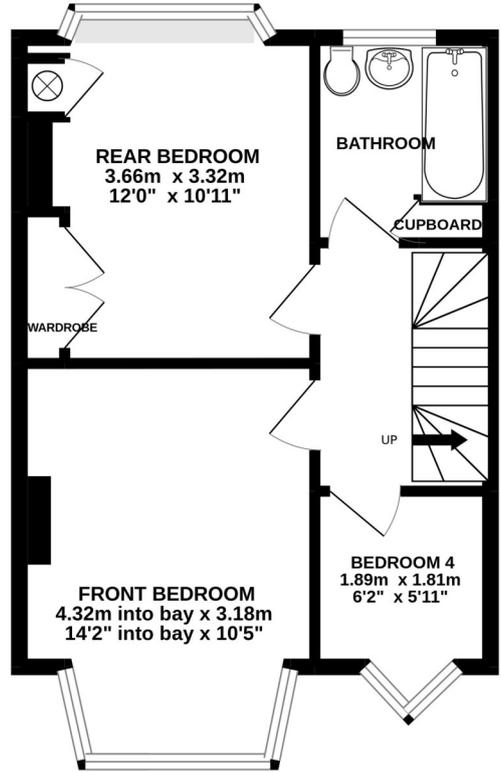


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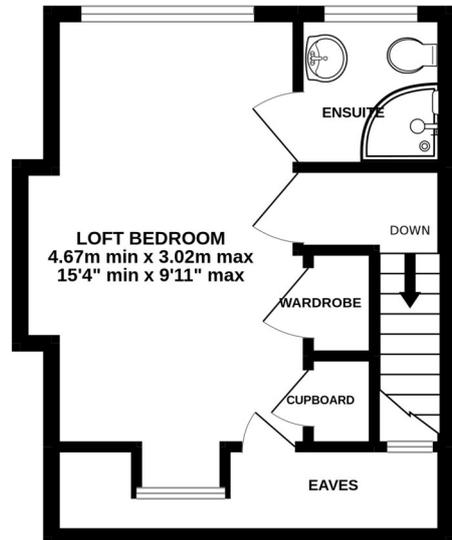


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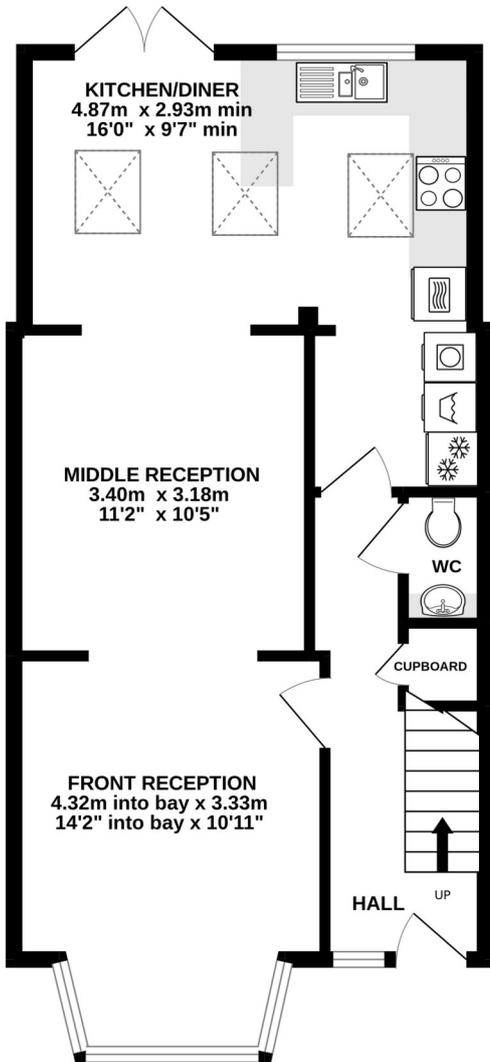
1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



2ND FLOOR
24.9 sq.m. (268 sq.ft.) approx.



GROUND FLOOR
51.7 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 114.0 sq.m. (1227 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ENTRANCE PORCH:

uPVC entrance door into ..

ENTRANCE HALL:

Double glazed window to front, varnished floorboards, radiator, door to understair storage cupboard.

GROUND FLOOR CLOAKROOM:

Tiled floor, WC, wash hand basin on shelf with cabinet under.

FRONT RECEPTION ROOM: Abt. 14 ft 2 into bay x 10 ft 11 (4.32m into bay x 3.33m)

Double glazed bay window to front aspect, radiator, coving, varnished floorboards, fitted base level cabinets.



MIDDLE RECEPTION ROOM: Abt. 11 ft 2 x 10 ft 5 (3.40m x 3.18m)

Inset flame effect fire, radiator, coving, varnished floorboards, fitted base level cabinets.



**KITCHEN/DINER: Abt. 16ft across x 9 ft 7 min deep, lengthening to 15 ft 6 deep
(Abt 4.87m across x 2.93m min deep, lengthening to 4.75m deep)**

Fitted units at eye and base level, peninsular unit, worksurfaces and tile splashbacks, inset sink unit, inbuilt SMEG oven, inset hob with hood over, dishwasher, double glazed window to garden, additional utility area with tiled floor, spaces for washing machine and for tumble dryer with worktop over and space for fridge freezer, dining area with radiator, space for table, double glazed rear French doors to garden, 3 velux skylights.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade.

FRONT BEDROOM: Abt. 14 ft 2 into bay x 10 ft 5 (4.32m into bay x 3.18m)

Double glazed bay window to front aspect, radiator.



REAR BEDROOM: Abt 12 ft x 10 ft 11 (3.66m x 3.32m)

Double glazed bay window to rear aspect with display shelf, radiator, door to airing cupboard also housing hot water cylinder, double doors to inbuilt wardrobe cupboards.



BEDROOM 4: Abt. 6 ft 2 x 5 ft 11 (1.89m x 1.81m)

Double glazed oriel style bay window, radiator.



BATHROOM:

Part tiled walls, heated towel rail, tile panel enclosed bath with shower and folding screen, WC, wash hand basin, door to cupboard, frosted double glazed window.



STAIRCASE FROM FIRST TO SECOND FLOOR LANDING:

Velux window over, door to ...

LOFT BEDROOM: Abt. 15 ft 4 min x 9 ft 11 max (4.67m min x 3.02m max)

Double glazed bay window to rear aspect, front projection with velux window, door to eaves, door to inbuilt wardrobe cupboard, door to additional store/shoe cupboards, spotlights, radiator.

EN SUITE :

Double glazed frosted window, walk in shower enclosure, heated towel rail, WC, wash hand basin, part tiled walls.



OUTSIDE:

FRONT GARDEN:

Mainly grassed with borders.

REAR GARDEN: from rear of house to the garage abt 35 ft 8 x 17 ft 6 (10.88m x 5.36m)

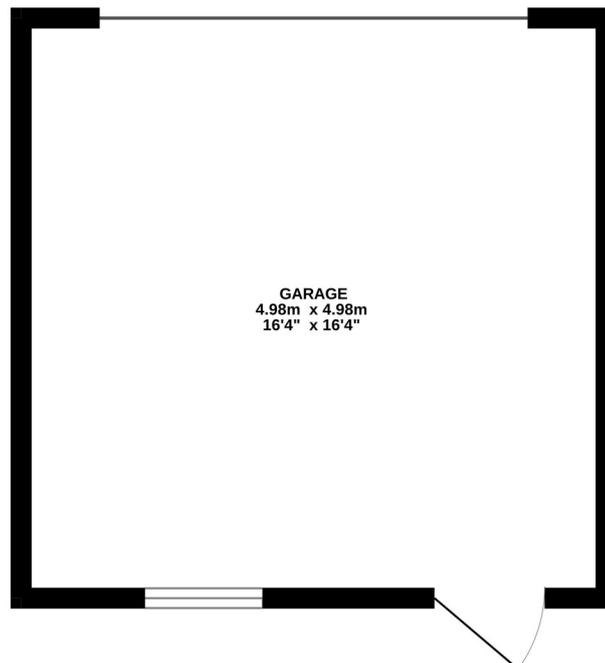
Main area grassed, outside tap, rear timber deck.



GARAGE: Abt. 16 ft 4 x 16 ft 4 (abt 4.98m x 4.98m)

With personal door to and window to garden, striplights, rear up and over door for vehicular access.

24.8 sq.m. (267 sq.ft.) approx.



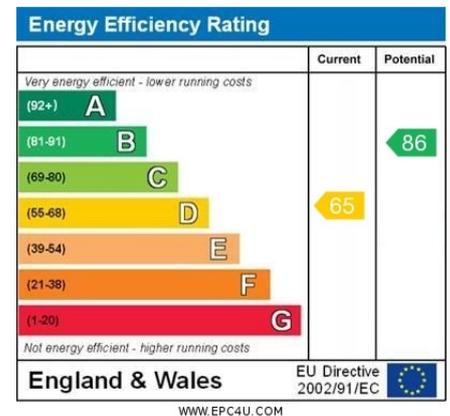
TOTAL FLOOR AREA : 24.8 sq.m. (267 sq.ft.) approx.

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Made with Metrique iC002



COUNCIL TAX BAND : F (London Borough of Richmond Upon Thames)

ENERGY RATING BAND : D



REF: 2469

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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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