

HAM, RICHMOND

£775,000 * FREEHOLD

**MERVYN
SMITH**

LOCKSMEADE ROAD, HAM, RICHMOND, SURREY, TW10 7YT



A 3 BEDROOM 2 BATHROOM DETACHED HOUSE with an added double glazed conservatory plus a **GARAGE** to the side and additional driveway off street parking.

Located on a small private residential development to the side of Ham Riverside Lands close to the path to the pedestrian and cycle bridge over the river at Teddington Lock.

Family bathroom, en suite shower room off the master bedroom, plus a ground floor WC.

27 ft lounge/dining room. DOUBLE GLAZED CONSERVATORY with tiled floor, French doors to the garden and both a radiator off the central heating system plus an independent electric heater.

17 ft GARAGE with pitched roof, up and over door and rear utility area with plumbing and sink unit.

Understair store cupboard : useful storage loft : inbuilt wardrobes with sliding mirrored doors to the master suite.

Gas central heating system : Double glazed throughout.

The house is just 200 metres from the protected open spaces of Ham Riverside Lands at the end of the road. This leads across to the River Thames with towpath walks to either Richmond or Kingston and the nearby pedestrian/cycle bridge over the river at Teddington Lock with access to Teddington High Street, buses and station.

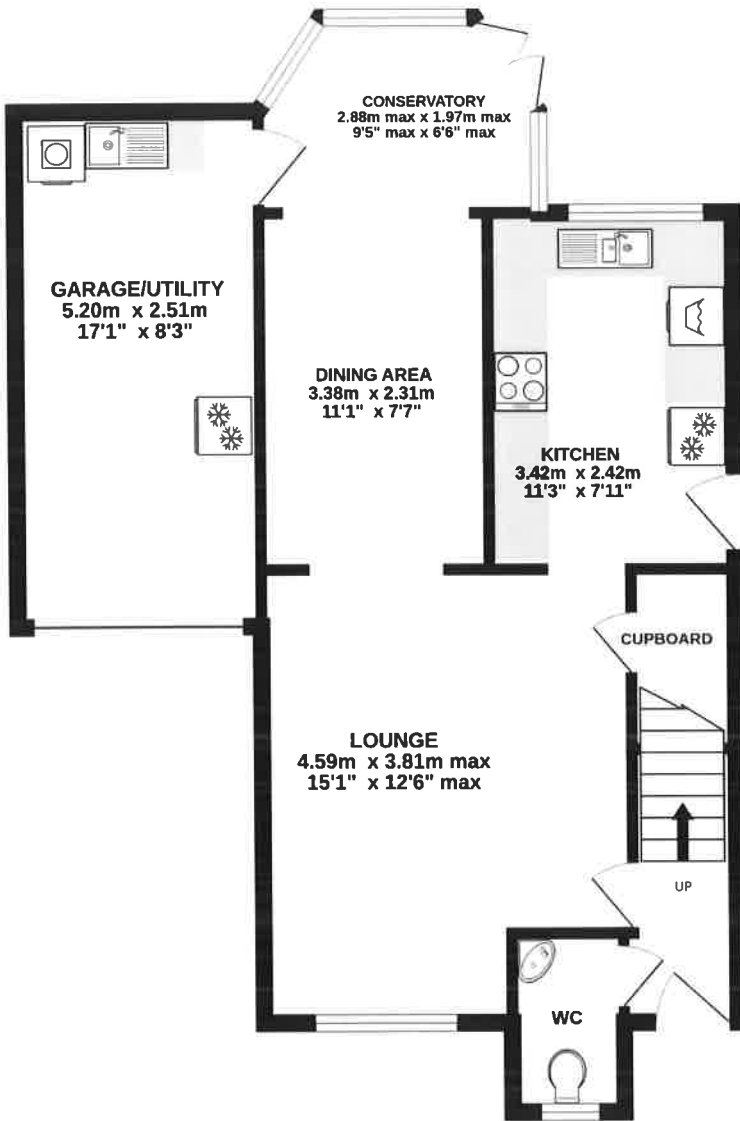


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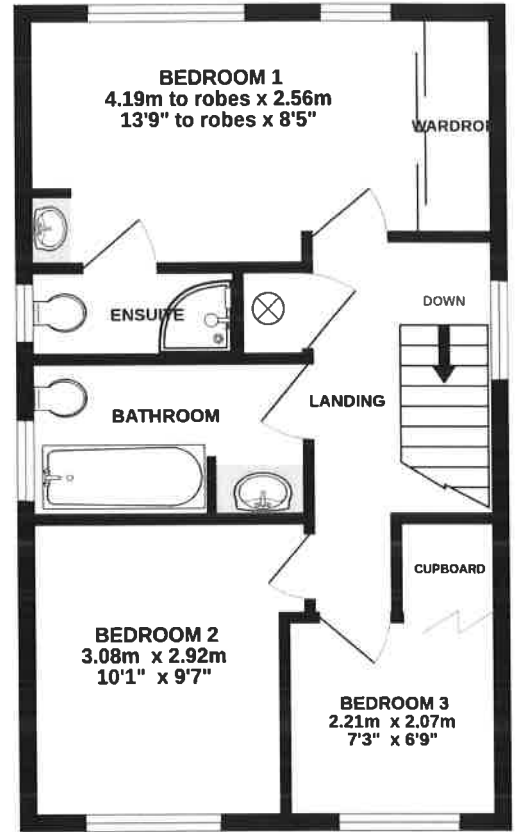


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GROUND FLOOR
59.3 sq.m. (639 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 99.3 sq.m. (1069 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.
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ENTRANCE PORCH:

with double glazed entrance door to....

HALL:

Radiator, coving, door to

CLOAKROOM

Radiator, laminate flooring, WC, pedestal wash hand basin, porthole window.

L SHAPED LOUNGE/DINING ROOM: Abt 27 ft max (8.22m max)

LOUNGE: Abt 15 ft 1 x 12 ft 6 max (4.59m x 3.18m max)

Laminate floor, radiator, double glazed front window, door to understair storage cupboard, coving, arch to dining area.



DINING AREA: Abt 11 ft 1 x 7 ft 7 (3.38m x 2.31m)
Laminate floor, radiator, open to rear into conservatory.



CONSERVATORY: Abt 9 ft 5 x 6 ft 6 at max (2.88m x 1.97m at max)

Tiled floor, double glazed windows to 3 sides, double glazed French doors out to garden, radiator off the central heating system plus an independent electric heater, side door into garage/utility.



KITCHEN: Abt 11 ft 3 x 7 ft 11 (3.42m x 2.42m)

Units at eye and base level, worktops and tile splashbacks, inset one and a half bowl sink unit, spaces for cooker, washing machine and fridge, double glazed rear window to garden, double glazed side access door.



STAIRCASE FROM HALL TO 1st FLOOR LANDING:

Double glazed window to side, trap door to loft, balustrade, door to airing cupboard with hot water cylinder and slatted shelving over, doors to bedrooms and bathroom.

MASTER SUITE

BEDROOM: Abt 13 ft 5 minimum to wardrobes x 8 ft 5 max (4.19m min x 2.56m max)

Two double glazed windows to rear aspect, radiator, sliding mirrored doors to inbuilt wardrobes, corner recess with wash hand basin on vanity shelf with cabinet under and shaver point/light over.

EN SUITE:

Tiled walls and laminate floor, walk in shower enclosure, WC, heated towel rail, frosted double glazed window.



BEDROOM TWO : Abt 10' ft x 9 ft 7 max ((3.08m x 2.92m max) (front)
Radiator, double glazed window to front aspect, coving.



BEDROOM THREE : Abt. 7'3 (2.21m) x 7' (2.13m) (front)
Coving, radiator, rail to storage/hanging space over stairs in addition to room dimensions,
double glazed window to front aspect.

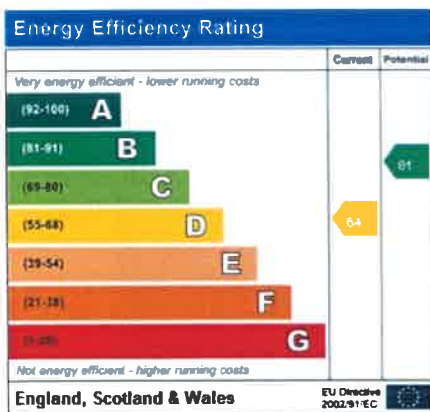


BATHROOM:

Wash hand basin inset in vanity shelf with mirror and light/shaver point above and cabinet below, panel enclosed bath with folding screen & fitted shower over, WC, tiled walls, heated towel rail, double glazed frosted window.



ENERGY EFFICIENCY BAND: D



OUTSIDE:

The end of the road opens out onto the protected open spaces of Ham Riverside Lands leading down to the river. The Lands lead to the Thames towpath and the pedestrian/cycle bridge across the river at Teddington Lock.



FRONTAGE:

Formal area to front of house with paving and planters. Driveway parking to left side into garage.

GARAGE / UTILITY: Abt 11 ft 3 x 7 ft 11 (5.20m x 2.51m)

Up and over door to the front, rear personal door to conservatory, pitched roof and lighting, rear sink unit, worktops, spaces for appliances.

SIDE:

Gate to right side and side passage round to garden.

REAR GARDEN:

Mainly paved with borders and planted areas. Wooden garden shed/potting shed. Outside water tap.





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

MAINTENANCE:

Although the property itself is freehold, there are some strips of garden borders on the estate which are maintained communally by a Residents Association (Locksmeade Owners Ltd). There is an annual fee of £185 pa. (discounted to £85 for prompt payment). This covers 1 January to 31 December 2023.

REF: 2522

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