

HAM, RICHMOND

**MERVYN
SMITH**

£1,250,000 : FREEHOLD

LOCK ROAD, HAM, RICHMOND, SURREY, TW10 7LQ



A Character SEMI DETACHED 3 BEDROOM 2 BATHROOM 3/4 RECEPTION HOUSE tastefully remodelled and extended, and located in a prime road off Ham Common.

OFF STREET PARKING with a car charger point to the front : 2 metre deep STORE/BIKE LOCKUP to the side.

Ground floor cloakroom : Family bathroom : ensuite off the main bedroom.

Fitted Kitchen with granite worktops, Siemens hob, Bosch dishwasher and inbuilt oven.
Separate utility accommodating washing machine and tumble dryer.

Connected front and middle reception areas with wood flooring, fitted shelving units and smokeless fuel burner in fireplace.
Bright additional dining room with tiled floor.

Spacious rear extension with French doors to the garden and home working desktop with cabinets under along one side.

Further opportunities to enlarge - the adjoining semi is currently extending into the loft. : **NO ONWARD CHAIN!**

Located within 400 metres of Ham Common with its traditional Village Pond, cricket pitch, pub and avenue of lime trees leading to Ham House (NT). Lock Road is on the cycle route from Teddington Lock to Ham Gate into Richmond Park.

Near to Ofsted Outstanding Grey Court School and within reach of the German School and a choice of nearby nurseries and primary schools.



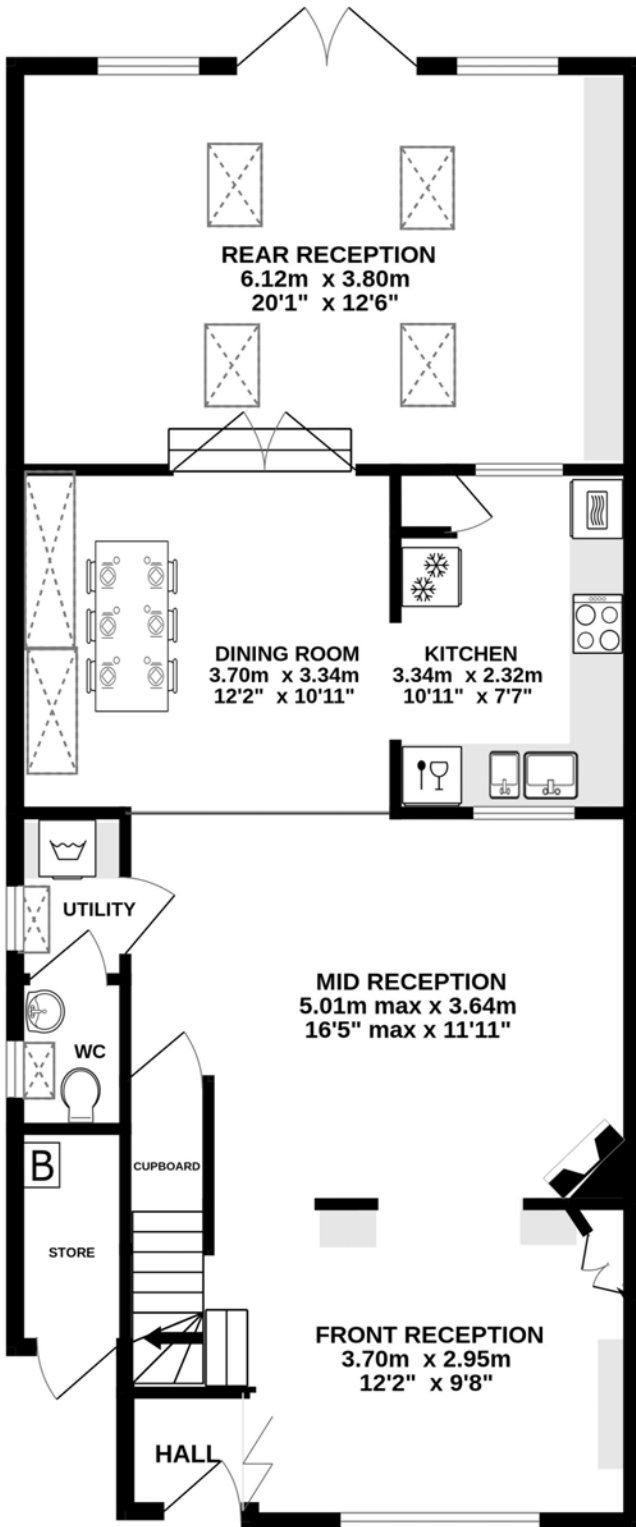
Tel: 020 8549 5099



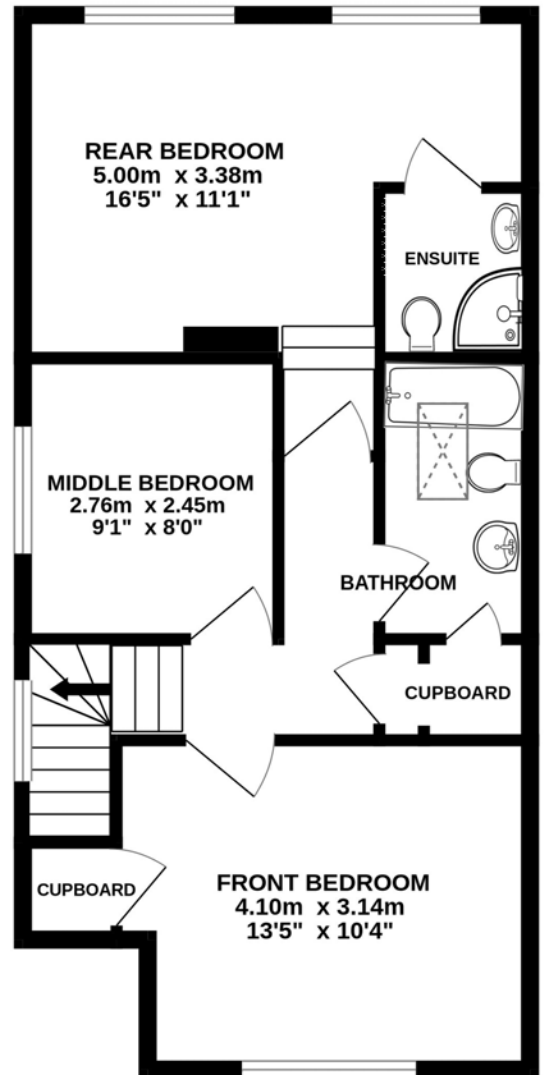
www.mervynsmith.com

FLOOR PLANS

GROUND FLOOR
85.7 sq.m. (923 sq.ft.) approx.



1ST FLOOR
50.7 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA : 136.4 sq.m. (1468 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: With entrance door into ...

HALL: Tiled flooring, spotlights, through to ..

FRONT RECEPTION: Abt. 12 ft 2 max x 9 ft 8 (3.70 max x 2.95m)

Double glazed window to front aspect, wood flooring, radiators, double doors to triangle shaped cupboard, 3 fitted shelved units.



MID RECEPTION: Abt 16 ft 5 max x 11 ft 11 (5.01m max x 3.643m)

Arches through from front reception, wood flooring, smokeless fuel burner in brick fireplace to corner with tiled hearth and wood mantelpiece, radiator, door to understair storage cupboard.



DINING ROOM: Abt: 12 ft 2 x 10 ft 11 (3.70m x 2.98m)
Skylight windows along flank wall, tiled floor, radiator, wall light fitments.



KITCHEN: Abt: 10 ft 11 x 7 ft 7 (3.34m x 2.32m)
Tiled flooring, fitted units at eye and base level with granite worktops and tile splashbacks, inset bowl and half bowl with drainer grooves, integral Bosch dishwasher, inset Siemens induction hob with chimney hood over, pan drawers under, inbuilt oven and microwave shelf, space for upright fridge freezer, floor to ceiling cupboard.



Door off mid reception room to ..

UTILITY :

Space and plumbing for washing machine and tumble dryer over, tiled floor, velux window. Door though to ...

GROUND FLOOR CLOAKROOM :

WC, tiled floor, wash hand basin, velux window.

Double doors and steps off the dining room to

REAR RECEPTION: Abt. 20 ft 1 x 12 ft 6 (6.12m x 3.80m)

Wood flooring, two double glazed rear casement windows and French doors out to the garden, four velux windows with electric blinds, long fitted worktop which could accommodate multi workstations as a home office, inbuilt cabinets under.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Side window, L shaped landing with trap door to loft and door to airing cupboard.

FRONT BEDROOM: Abt 13 ft 5 max x 10 ft 4 (4.10m max x 3.14m)

Casement window to front aspect, wood flooring, radiator, door to deep over stair cupboard.



MIDDLE BEDROOM: Abt 9 ft 8 x 8 ft (2.76m x 2.54m)

Casement window to side aspect. Radiator, wood flooring.



REAR BEDROOM: Abt 16 ft 5 x 11 ft 1 max (5m x 3.38m max)

Two double glazed casement windows to rear aspect. Two radiators.



EN SUITE:

Part tiled walls, tiled floor, walk in shower enclosure, heated towel rail, WC, wash hand basin, spotlights.



FAMILY BATHROOM:

Panel enclosed bath with tiled surround, tiled floor, WC, wash hand basin with splashback, double glazed velux skylight over, heated towel rail, door to deep storage/linen/airing cupboard.



ENERGY RATING BAND: D

| Energy Efficiency Rating | | Current | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | 62 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

OUTSIDE:

FRONT GARDEN AND PARKING:

Semi planted but also provides a parking space with **CAR CHARGER POINT**.

Door to left side of porch into ..

STORE/BIKE LOCKUP: 6 ft 7 x 3 ft 5 (2.01m x 1.09m)

Designed to accommodate motor bike. Interior light and also housing a Vaillant ecoTEC condensing combi boiler.

REAR GARDEN: about 65' (abt 20m)

Paved patio to rear of house, outside tap, main area laid to lawn with borders, garden shed, rear round patio (under the trampoline).





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

REF: 2541

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.



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