



- Beautiful semi detached character home to the requested Ham Common end of this prime residential road.
- 2 receptions and 3 bedrooms to the main house plus a self contained garden annex with its own bedroom, bathroom and heating and hot water system.
- Brickblocked shared driveway to a GARAGE.
- EPC BAND C Energy Efficiency Rating
- Double aspect kitchen/diner with tiled floor, fitted units, appliances and Silestone worktops. Fireplaces to both receptions.
- Inbuilt wardrobes to both main bedrooms : Family bathroom with both a walk in shower and a bath : Fitted staircase up to loft space currently operating as a home office.
- The annex has a reception with French doors, separate bedroom and a wet room style bathroom. It has insulation, double glazing and its own boiler.
- The annex can be accessed independently of the house via a gate off the side driveway.
- Close to sought after Grey Court School and within reach of the German School and a choice of primaries and nurseries.
- Turning left from the house leads past the Pond across Ham Common to the New Inn and then up Ham Gate Avenue directly into Richmond Park. Turning right leads to the riverside at Teddington Lock.
- Council Tax band: E Tenure: Freehold

Lock Road, Richmond, TW10

Approximate Area = 1245 sq ft / 115.6 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Annexe = 308 sq ft / 28.6 sq m

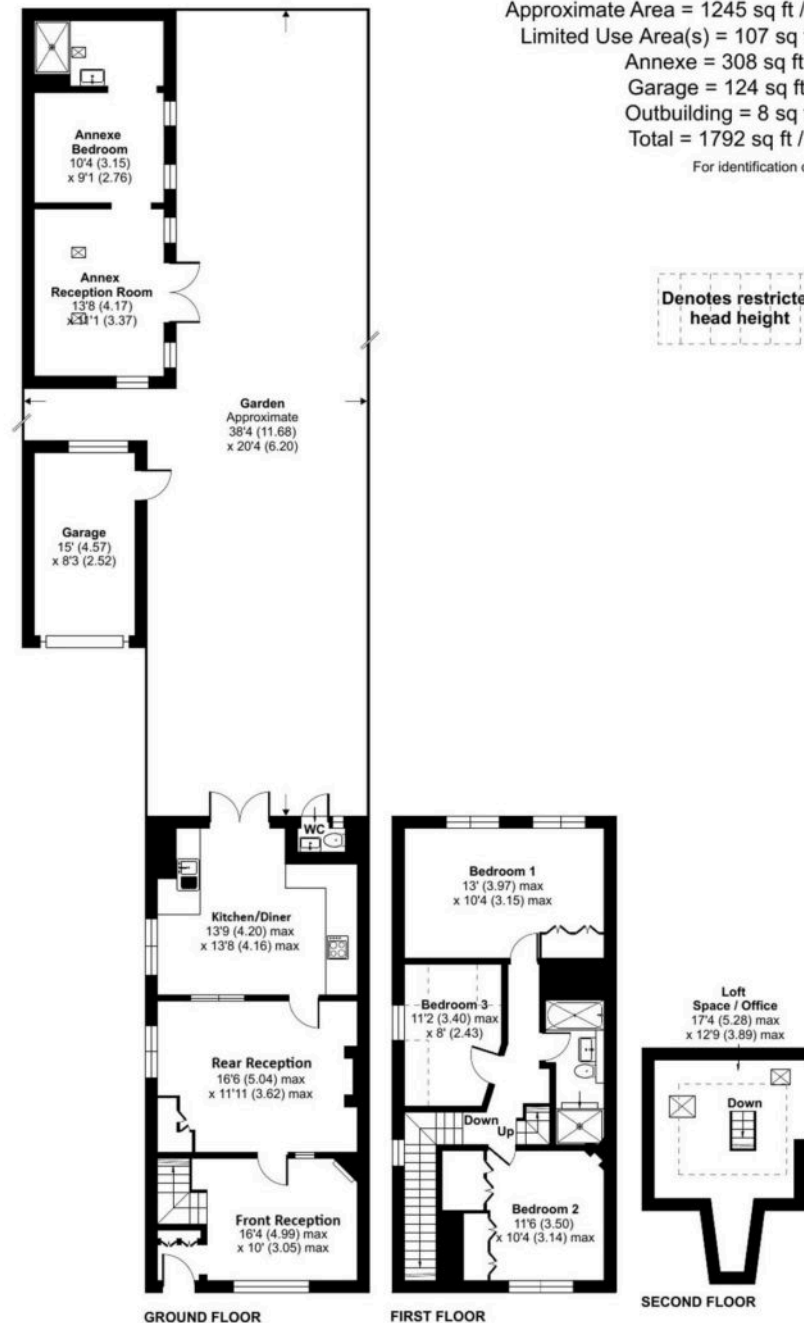
Garage = 124 sq ft / 11.5 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 1792 sq ft / 166.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1395484

Entrance Lobby

Part glazed entrance door. Doors to fitted coats/shoes cupboard.

Front Reception

16' 4" x 10' 0" (4.99m x 3.05m)

Double glazed front casement windows, cast iron style radiator, wood floor, fireplace with hearth, metal grate and wood mantelpiece. feature display arch and opening through to rear reception.

Rear Reception

16' 6" x 11' 11" (5.04m x 3.62m)

Double glazed window to side and casement window to rear with shutter, fitted corner cupboards and shelving, exposed brick chimney breast and fireplace, cast iron style radiator.

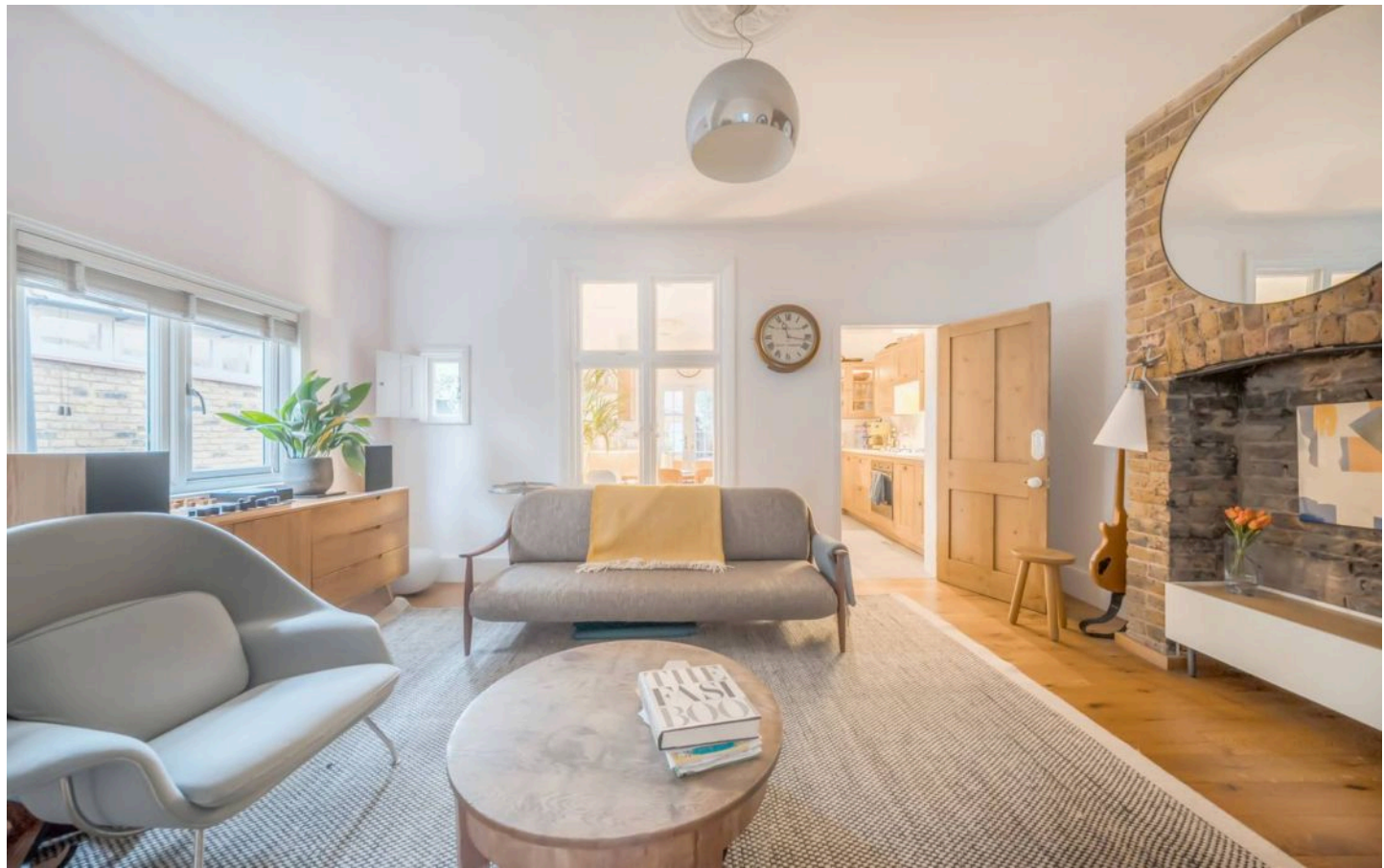
Kitchen/Diner

13' 9" x 13' 8" (4.20m x 4.16m)

Tiled floor, fitted units at eye and base level with silestone worktops and white brick tile splashback to inset gas hob. Inbuilt electric oven, inbuilt washing machine and separate tumble dryer, inset sink, cupboard housing Worcester Greenstar condensing combi boiler, double glazed window to side and double glazed rear French doors to garden.

Exterior Cloakroom

uPVC door off the patio to cloakroom with WC and wash hand basin.







1st floor landing

Staircase from front reception to 1st floor landing with wood floor, radiator and stripped wood doors to all rooms.

Bedroom 1 (Rear)

13' 0" x 10' 4" (3.97m x 3.15m)

Double glazed window with fitted shutters, wood floor, radiator, doors to fitted wardrobe/store cupboards.

Bedroom 2 (Front)

11' 6" x 10' 4" (3.50m x 3.14m)

Double glazed window with fitted shutters, wood floor, radiator, doors to fitted and inbuilt wardrobe/store cupboards.

Bedroom 3

Double glazed window with fitted shutters to side, wood floor, radiator.

Bathroom

Tiled floor, white tiled walls, was k in shower, tile enclosed bath with mixer over, WC, wash hand basin with tiled shelf, heated towel rail

Loft Space

Fixed wooden paddle staircase from landing to loft space with velux side window and wood floor, store space to gable.





Annex Reception

13' 8" x 11' 1" (4.17m x 3.37m)

Double glazed French Doors and windows, wood floor, two skylights.

Annex Bedroom

Two double glazed windows, downlighters, wood floor, recess and hanging rail.

Annex Bathroom

Pocket door into wet room style bathroom with walk in shower area, wide trough sink with drawers under, WC, heated towel rail, opening skylight window, rear cupboard housing Ideal Logic condensing combi boiler.



FRONT GARDEN

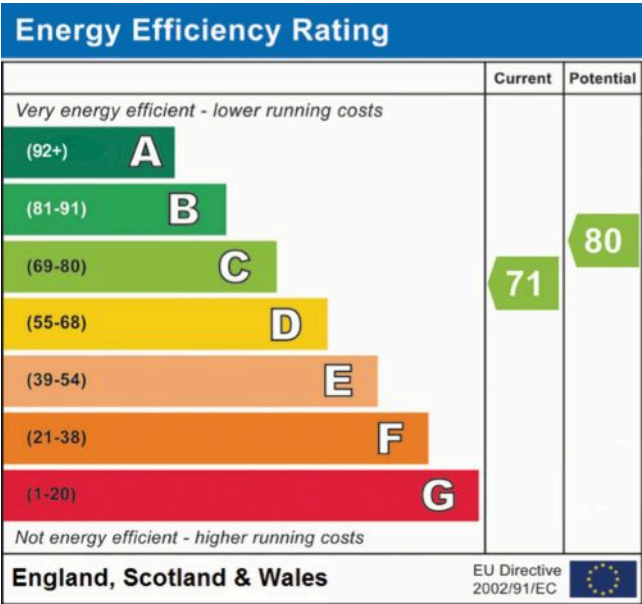
Formal front garden.

REAR GARDEN

Side gate access from driveway, patio to immediate rear of house with exterior cloakroom, grassed area with borders, olive tree and step stones across to rear area with palm trees and entrance deck into annex.

Garage

Shared driveway to garage with personal side door to garden.





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