



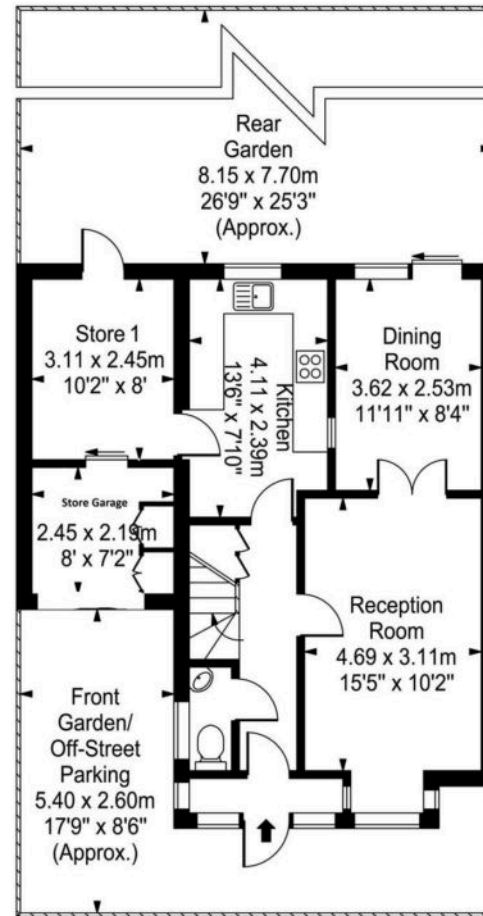
Thamesgate Close

Approx. Gross Internal Area

111 Sq M - 1194 Sq Ft

Excluding Garage

- FOUR BEDROOM LINK DETACHED HOUSE on the requested Locksmeade development to the side of Ham Riverside Lands.
- The property will be vacant from February and offered with the advantage of NO ONWARD CHAIN!
- Garage to the side currently divided into two store rooms but which could be reinstated as a full size garage or changed into habitable space as others similar have done on the development.
- Other opportunities to remodel and extend (stpc).
- Connected lounge and dining rooms : Ground Floor Cloakroom : Fitted kitchen.
- Main bedroom over 16 ft across with fitted wardrobes : Bedroom 2 with generous walk in wardrobe with rails to each side : super Jack and Jill style bathroom with bath and walk in shower.
- Thamesgate Close is a quiet residential cul de sac which leads out onto the lovely green spaces of Ham Riverside Lands near the path to Teddington Lock and its pedestrian/cycle bridge over the river.
- Tenure: Freehold :
- EPC Energy Efficiency Rating: C
- Council Tax band: F



Ground Floor



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk



Porch

Double glazed porch with further Carolina style entrance door into the hall.

Hall

Wood laminate floor, vertical radiator, understairs store cupboards, door to cloakroom.

Ground Floor Cloakroom

Tiled walls, heated towel rail, frosted double glazed fanlight window, WC, wash hand basin.

Front Reception/Lounge

15' 5" x 10' 2" (4.69m x 3.11m)

Wood laminate floor, vertical radiator, square double glazed bay to front and two double glazed windows to side, rear double doors to dining room.

Rear Reception/Dining Room

11' 11" x 8' 4" (3.62m x 2.53m)

Wood laminate floor, vertical radiator, double glazed patio doors to garden.

Store Room

10' 2" x 8' 0" (3.11m x 2.45m)

Double glazed door to garden.

Store Garage

8' 0" x 7' 2" (2.45m x 2.19m)



1st Floor Landing

Stairs up from hall, balustrade, trap door to loft, door to airing cupboard housing hot water cylinder and slatted shelving over.

Bedroom 1

16' 8" x 9' 4" (5.07m x 2.84m)

Wood laminate floor, radiator, two double glazed windows to rear, sliding doors to inbuilt wardrobe cupboards, door to bathroom.

Bedroom 2

17' 11" x 8' 1" (5.45m x 2.47m)

Wood laminate floor, radiator, double glazed window to rear, sliding doors to deep walk in wardrobe with rails and shelving to each side.

Bedroom 3

10' 1" x 9' 1" (3.07m x 2.76m)

Wood laminate floor, radiator, double glazed window to front.

Bedroom 4

10' 6" x 7' 3" (3.19m x 2.22m)

Wood laminate floor, radiator, double glazed window to rear

Bathroom

Panel enclosed bath, walk in shower enclosure, sink on stand, WC, two double glazed frosted fanlight windows.



Rear Garden

Decking to rear of reception room, patio, grassed area, borders.

Ham Riverside Lands

A few metres from the house, the cul de sac end of the Close leads directly out onto the sweeping open spaces of Ham Riverside Lands and is close to the the path down to the riverside at Teddington Lock with its pedestrian and cycle bridge over the river.

There are also some green spaces on the development itself, including a strip of land to the side of this house, which are maintained by the Residents Association (Locksmeade Management Company Ltd). So although the property is freehold, there is a small annual fee to the Residents Association of £160 pa. (discounted to £100 for prompt payment).

Parking

Hardstanding front driveway to the left front of the house.

Garage

There is currently an up and over door to a front store garage with a stud wall and door through to a second rear store room. This could be reinstated into its original garage configuration if required or altered into habitable space as a number of other similar houses have done on the development, either adding more reception space or creating a ground floor bedroom suite with its own shower room.





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