

LOCK ROAD, OFF HAM COMMON

£1,000,000 - offers over

FREEHOLD

**MERVYN
SMITH**
ESTATE AGENTS

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



AN ELEGANT THREE BEDROOM TWO BATHROOM END OF TERRACE VICTORIAN HOUSE at the prime Ham Common end of this sought after road within about 200 metres of the picturesque village pond.

Bright double aspect extended ground floor with a character front lounge area with bay and open fireplace and a super kitchen/diner/family area over 26 ft with Rangemaster cooker, island workstation/dining surface with space for stools under, plus rear space for formal table and chairs and folding doors out to the charming garden.

Ground floor cloakroom.

1st floor family bathroom with underfloor heating and both a walk in shower and period style clawfoot bath. Spacious and airy loft extension with Juliet balcony, en suite, inbuilt wardrobes and access to eaves storage.

Close to Ofsted Outstanding Grey Court School.

Popular Meadlands School is just near the other end of Lock Road.

Also within reach of the German School and a choice of nearby nurseries.

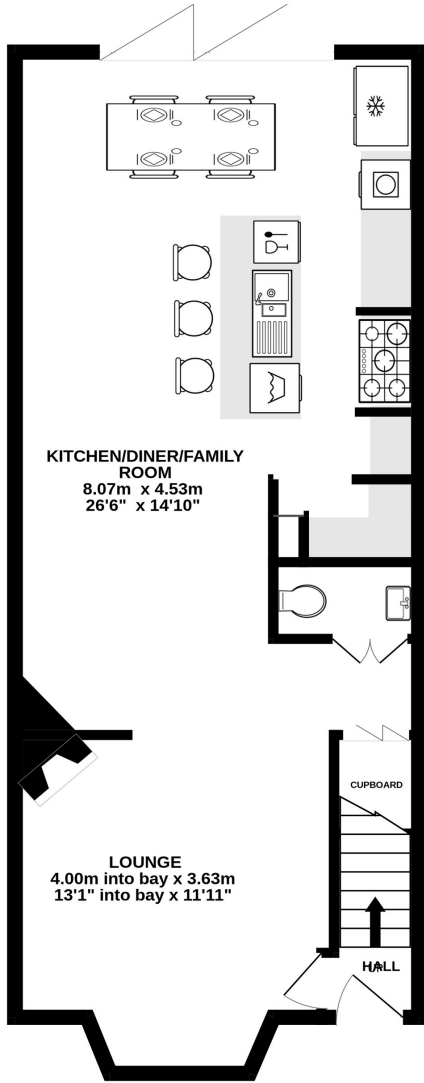
Near the Western corner of Ham Common with its traditional cricket pitch, pub and avenue of lime trees leading towards Ham House (NT). Walking across the Common leads on to Ham Gate Avenue up to Richmond Park. In the other direction Lock Road leads towards the riverside at Teddington Lock with its pedestrian and cycle bridge over the Thames to Teddington High Street.

Near a choice of local shops and buses to Kingston and Richmond.

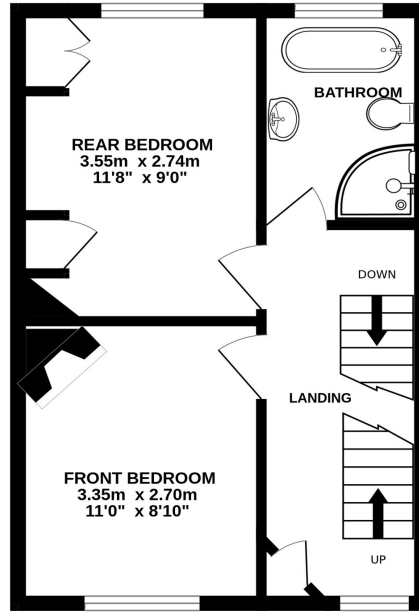
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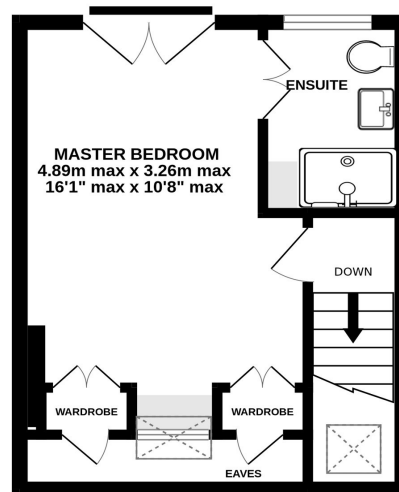
GROUND FLOOR
53.1 sq.m. (571 sq.ft.) approx.



1ST FLOOR
31.6 sq.m. (340 sq.ft.) approx.



2ND FLOOR
23.9 sq.m. (257 sq.ft.) approx.



TOTAL FLOOR AREA : 108.5 sq.m. (1168 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.

HALL:

Entrance door with fanlight over, tiled floor, door through to ...

LOUNGE: Abt 13 ft 1 into bay x 11 ft 11 (4m into bay x 3.63m)

Double glazed bay to front, wood flooring, open working fireplace with mantelpiece and brick hearth, dado, bookshelving, base level cabinet/TV plinth.



Recess to right side with double doors to understair store cupboard and double doors to

CLOAKROOM: Abt 13 ft 1 into bay x 11 ft 11 (4m into bay x 3.63m)

WC, pedestal wash hand basin with tile splashback, tiled floor.

KITCHEN/DINER/FAMILY ROOM: Abt 26 ft 6 x 14 ft 10 max (8.07m x 4.53m max)

Wood flooring, radiator in decorative cabinet, coving, spotlights, island workstation/informal diner with inset one and a half bowl ceramic sink unit and space for stools under, space under for dishwasher and washing machine, kitchen units and cupboards at eye and base level, Rangemaster' range cooker with 5 burner gas hob, ovens and chimney style hood over. Space for wide fridge/freezer. Rear area with space for dining table and chairs, skylights over and rear folding doors to the garden.





STAIRS FROM HALL TO 1st FLOOR LANDING :

Casement window to front, corner linen cupboard.

FRONT BEDROOM: Abt 11 ft x 8 f 10 (3.35m x 2.70m)

Double glazed front casement window, radiator, painted floor boards, fireplace with mantelpiece.



REAR BEDROOM: Abt 11 ft 8 x 9 ft (3.55m x 2.74m)

Double glazed casement window to rear garden aspect, radiator, fitted wardrobes.



FAMILY BATHROOM:

Underfloor heating, period style freestanding clawfoot bath and telephone style mixer taps, walk in tiled shower enclosure, wash hand basin with cabinet under, WC, wainscoting, frosted double glazed casement window.



STAIRS FROM 1st to 2nd FLOOR LANDING :

Skylight window over.

MASTER BEDROOM : Abt 16 ft 1x 10 ft 8 max (4.89m x 3.26m)

Double glazed French doors to Juliet balcony, spotlights, vertical radiator, front velux window and twin double doors to each side of inbuilt wardrobe cupboards with drawers between, access to additional eaves storage, double doors to en suite.



EN SUITE:

Sliding doors to tiled shower enclosure with rainforest head, inset towel shelves to side, pedestal wash hand basin with splashback and fitted wall mirror and unit over, WC, heated towel rail, frosted double glazed rear window.



ENERGY EFFICIENCY RATING: 67 - Band D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

OUTSIDE:

FRONT GARDEN:

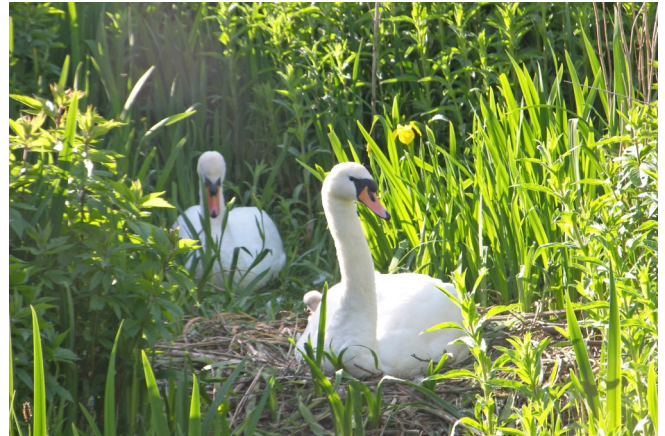
Cobbled with picket fence and planter.

REAR GARDEN:

Yorkstone patio, easygrass lawn, rear access gate (with access out towards the Common end of Lock Rd)



The property is immediately off the open spaces of Ham Common with its traditional village pub, pond and cricket pitch with regular Ham & Petersham Cricket Club games over the summer. The avenue of lime trees crossing the Common leads to the pathway to Ham House (NT) and the river. Crossing the Common over to Ham Gate Avenue leads up to Ham Gate into Richmond Park.



COUNCIL TAX: Band D (London Borough of Richmond Upon Thames)

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. We have been advised by the vendor regarding the outgoing but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact rights and obligations prior to any legal commitment to purchase.

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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