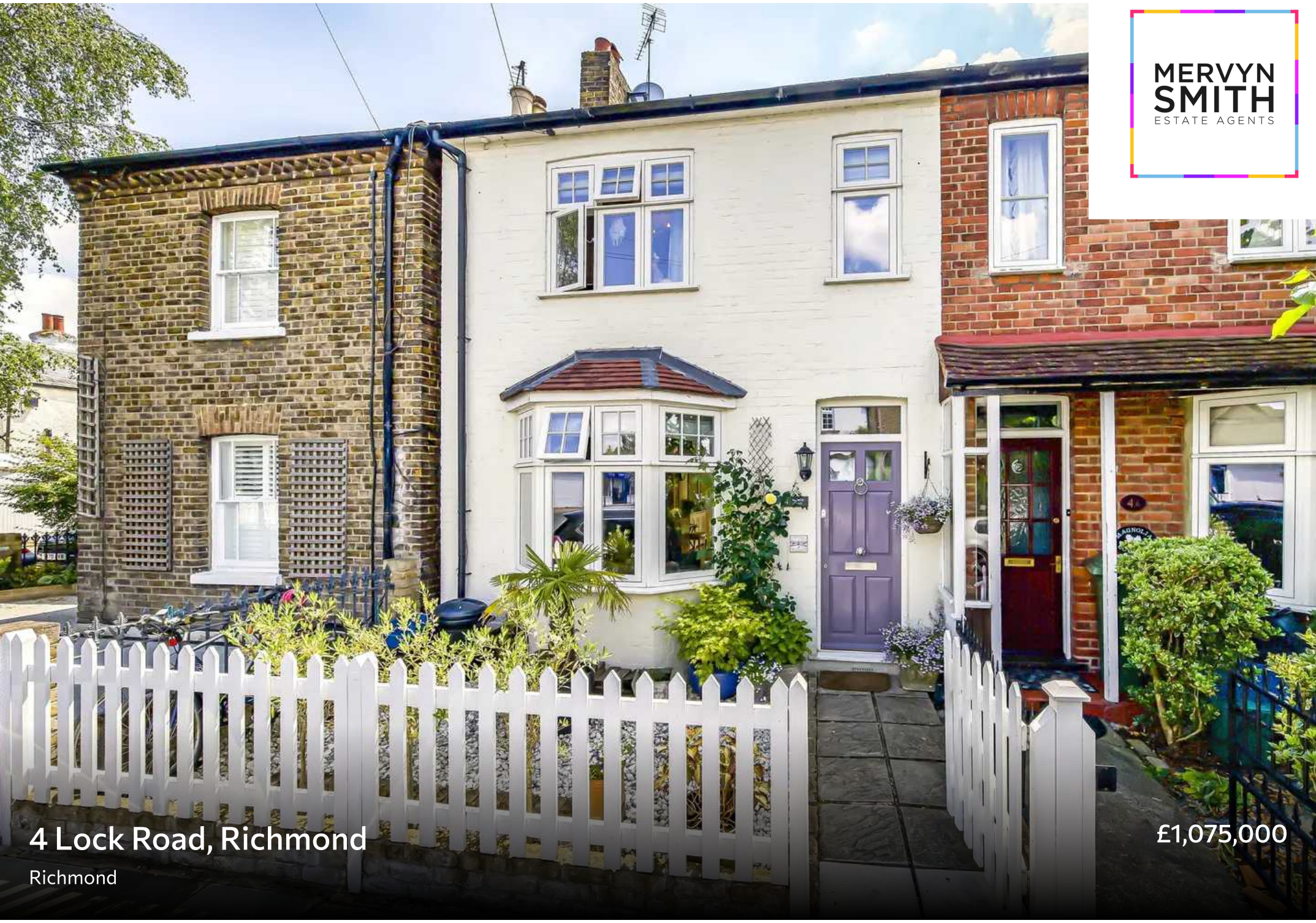




**MERVYN
SMITH**
ESTATE AGENTS



4 Lock Road, Richmond

Richmond

£1,075,000

- LAUNCH DAY FOR VIEWINGS SATURDAY JULY 13th!
- ELEGANT 3 BEDROOM 2 BATHROOM END TERRACE VICTORIAN HOUSE
- Bright double aspect extended ground floor with a character front lounge area with bay and open fireplace.
- Super kitchen / diner / family area over 26 ft with Rangemaster cooker, island workstation / dining surface.
- Space for stools under, plus rear space for formal table and chairs.
- Folding doors out to the charming garden.
- Ground Floor WC.
- 1st floor family bathroom with both a walk in shower and period style clawfoot bath. 2nd floor en-suite also.
- Spacious and airy loft extension with Juliet balcony, en-suite, inbuilt wardrobe cupboards and access to eaves storage
- Property is near the Western corner of Ham Common with its traditional cricket pitch, pub and avenue of lime trees towards Ham House (NT).
- Walking across the Common leads on to Ham Gate into Richmond Park
- Close to Ofsted Outstanding Grey Court School. Also within reach of the German School and a choice of nearby nurseries and primaries

Council Tax band: E

Tenure: Freehold

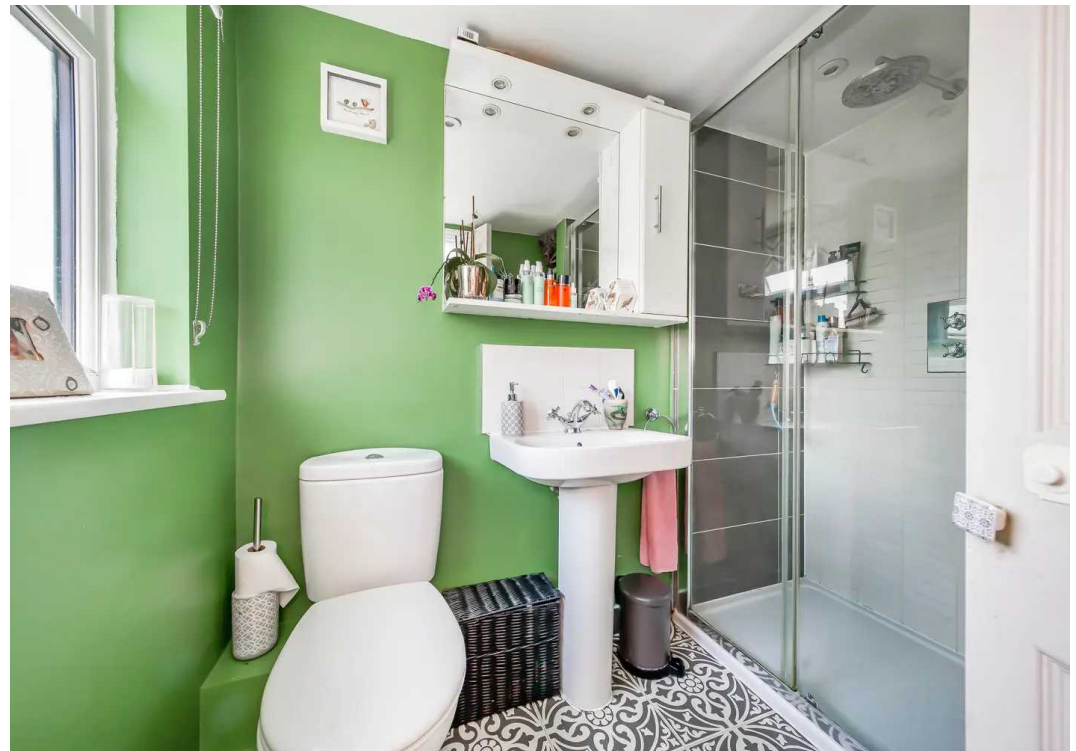
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



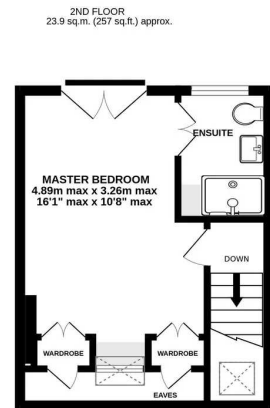
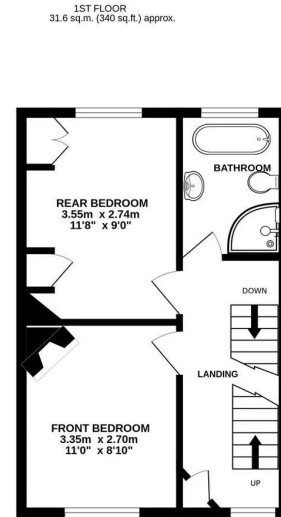
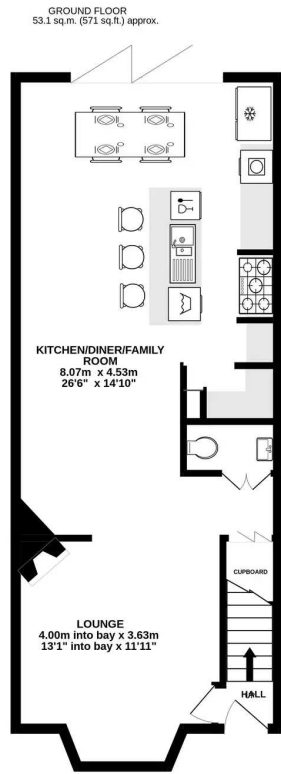












TOTAL FLOOR AREA : 108.5 sq.m. (1168 sq.ft.) approx.

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.
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Mervyn Smith

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