

HAM, RICHMOND

**MERVYN
SMITH**
ESTATE AGENTS

£450,000 : FREEHOLD

LOCKSMEADE ROAD, HAM, RICHMOND, TW10 7YT



A rarely available One Bedroom Semi Detached Freehold House with its own garden and parking space.

Quietly located on a small private development to the side of the protected open space of Ham Riverside Lands. The property is within close reach of the Thames towpath, riverside walks, and the pedestrian and cycle bridge over the river at Teddington Lock.

Offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN.

L shaped double aspect lounge/diner and separate kitchen : 1st floor double bedroom and bathroom : Useful loft storage. Gas central heating system with a condensing combi boiler : Double glazed windows.

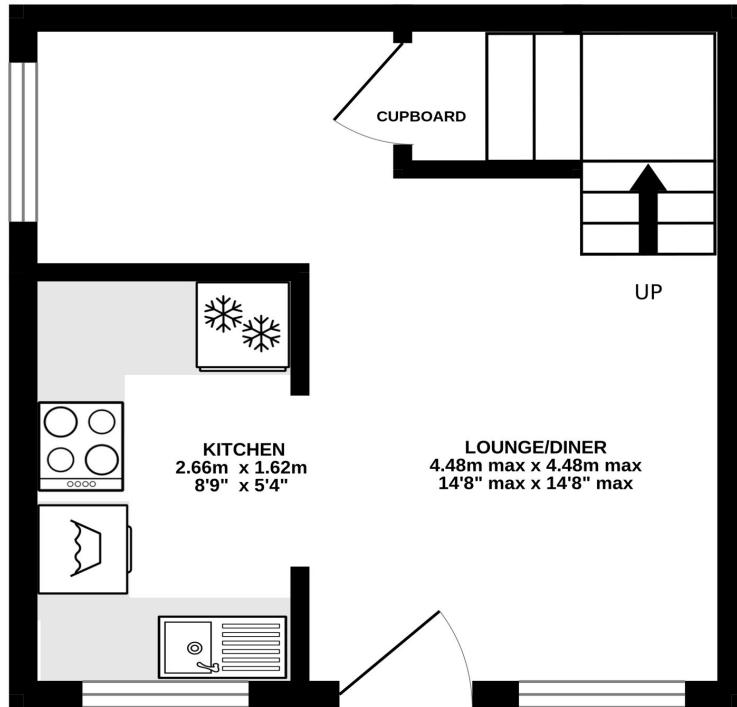
The private garden is secluded by high fencing and includes a storage shed.

Near of a choice of schools, shops and buses into central Richmond and Kingston.

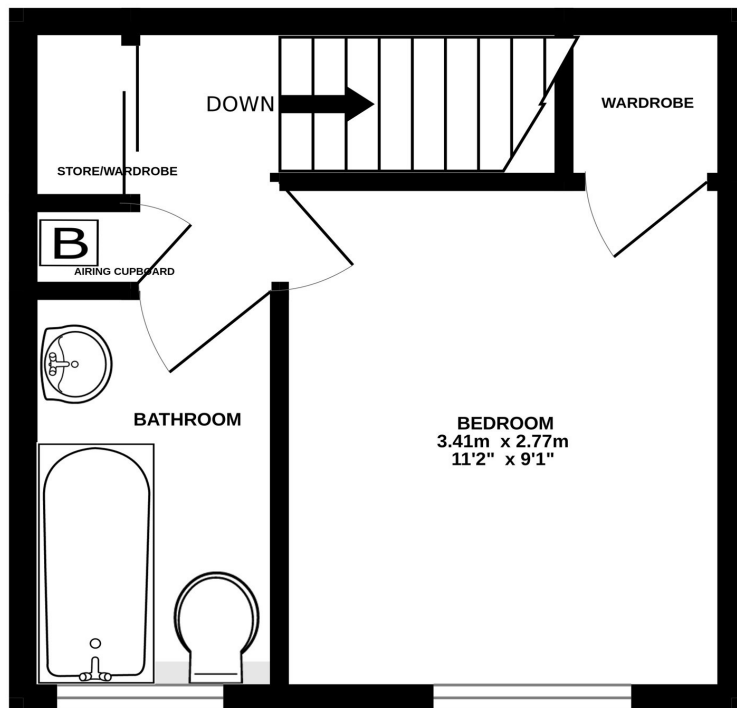
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GROUND FLOOR
20.0 sq.m. (216 sq.ft.) approx.



1ST FLOOR
20.0 sq.m. (216 sq.ft.) approx.



TOTAL FLOOR AREA : 40.1 sq.m. (431 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 part glazed entrance door into ...

LOUNGE/DINER: L-Shaped room abt. 14 ft 8 max x 14 ft 8 max (4.48m max x 4.48m max)

Double glazed window to front garden, radiators, coving, wall light fittings, laminate floor, side area with double glazed window, understair storage cupboard.



KITCHEN: Abt. 8 ft 9 x 5 ft 4 (2.66m x 1.62m)

Double glazed window to front garden aspect, laminate floor, fitted base level units, worktops, tile splashbacks, inset sink unit, spaces for cooker, fridge and washing machine.



STAIRCASE FROM REAR OF LOUNGE TO 1st FLOOR LANDING

Trap door to loft, door to airing cupboard with Glow Worm condensing combi boiler and slatted shelving, sliding doors to inbuilt wardrobe cupboard with hanging and shelving.

BATHROOM:

Pedestal wash hand basin, WC and panel enclosed bath with shower rail, curtain and wall attached shower mixer. Frosted double glazed window, part tiled walls, radiator.



BEDROOM: Abt. 11 ft 2 x 9 ft 1 (3.41m x 2.77m)

Double glazed window to front aspect, radiator, door to over stair storage/wardrobe cupboard with hanging rail and shelf in addition to room dimensions.



OUTSIDE:

PARKING SPACE

Hardstanding parking space to front right of house.



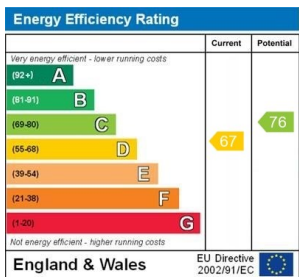
GARDEN: Abt 19 ft (5.9m) from front gate to house x 31 ft (9.5m) max across at widest.

Private garden to front and side of house, secluded by a 1.8m high fence and gate, mainly grassed with borders. Corner area with bark chippings and garden shed.





ENERGY EFFICIENCY RATING : 67 - BAND D



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

MAINTENANCE:

Although the property itself is freehold, there are some strips of garden borders on the estate which are maintained communally by a Residents Association (Locksmeade Owners Ltd). There is an annual fee of £185 pa. (discounted to £85 for prompt payment).

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. **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.