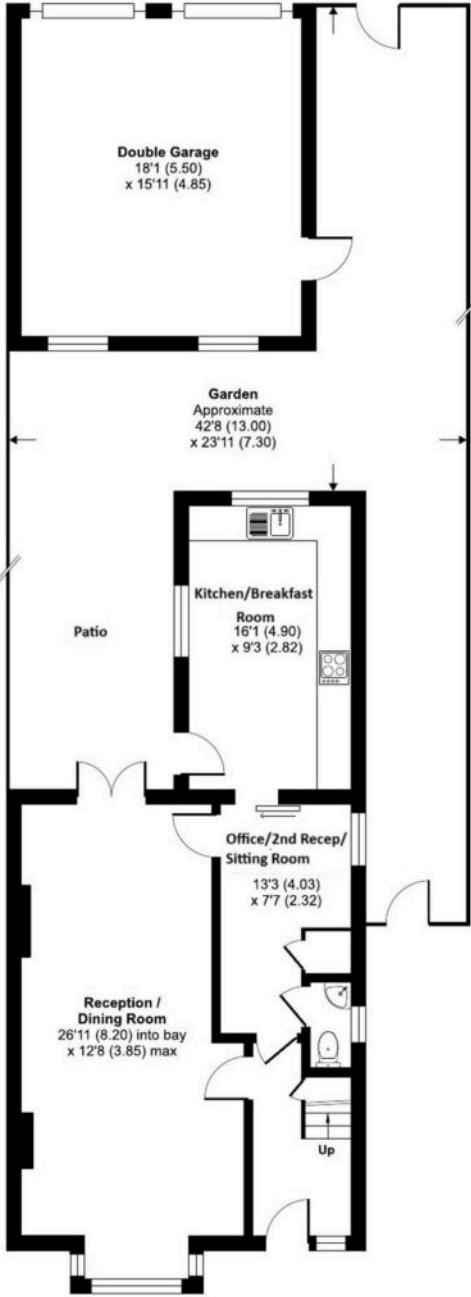


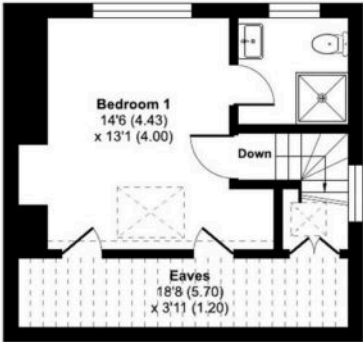


Lock Road, Richmond, TW10

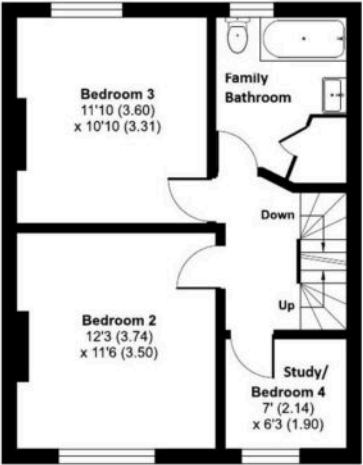
Approximate Area = 1311 sq ft / 121.7 sq m
Limited Use Area(s) = 89 sq ft / 8.2 sq m
Garage = 287 sq ft / 26.6 sq m
Total = 1687 sq ft / 156.7 sq m
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Lock Road

- EXTENDED & REMODELLED END TERRACE HOUSE in a PRIME ROAD off Ham Common with 4 BEDROOMS, 2 BATHROOMS + GROUND FLOOR CLOAKROOM.
- Sunny SOUTHEASTERY FACING REAR GARDEN.
- Large garage 5.5m x 4.85m (18 ft 1 x 15 ft 11) with two windows to garden, personal side door and twin rear doors for vehicular access.
- Double aspect through lounge/dining room over 8 metres with front bay and rear French doors to garden. Extended 16 ft kitchen/diner. Office/sitting room off the hall.
- Three bedrooms and family bathroom to the 1st floor. Loft extension with principal bedroom and en suite bathroom.
- Gas central heating system with a condensing Worcester boiler. Double glazing. Wood, laminate and tiled flooring. Integral kitchen appliances.
- Sought after Lock Road leads up from the open spaces of Ham Common with its traditional village pond, pub and cricket square.
- Near to Ofsted Outstanding Grey Court School. Also within reach of the German School and a choice of primary schools and nurseries.
- Within reach of local shops, Post Office, GP surgery, 24 hr buses to central Richmond & Kingston, library, churches and lots of sports and recreational facilities.

Hall

Entrance door, wood flooring, radiator.

Cloakroom

Cloakroom off the hall with WC, wash hand basin with tile splashback, window to side.

Reception/Dining Room

26' 11" x 12' 8" (8.20m x 3.85m)

Bright double aspect room with double glazed bay to front and double glazed French doors to garden. Wood flooring, radiators.

Office/2nd Reception/Sitting Room

13' 3" x 7' 7" (4.03m x 2.32m)

Double glazed window to side, door to store cupboard, wood floor, spotlights.

Kitchen/Breakfast Room

16' 1" x 9' 3" (4.90m x 2.82m)

Bright double aspect room with double glazed side access door to garden and windows to rear and to side, space for dining table and chairs, fitted units at eye and base level with worktops, inset sink, inset hob with fitted hood over, inbuilt oven and microwave oven, integral dishwasher and fridge freezer.



1st floor landing

Stairs from hall to 1st floor landing, balustrade, doors to all rooms.

Bedroom 2

12' 2" x 11' 6" (3.70m x 3.50m)

Laminate floor, radiator, double glazed window to front.

Bedroom 3

11' 10" x 10' 10" (3.60m x 3.31m)

Laminate floor, radiator, double glazed window to rear.

Bedroom 4/Study

7' 0" x 6' 3" (2.14m x 1.90m)

Laminate floor, radiator, double glazed window to front.

Family Bathroom

Radiator, double glazed window to rear, WC, wash hand basin set in shelf with cabinet under, tiled walls, door to airing/store cupboard housing condensing boiler, panel enclosed bath with shower screen and shower over.



2nd floor landing

Stairs from 1st to 2nd floor landing with double glazed window to side, velux to front and door into main bedroom.

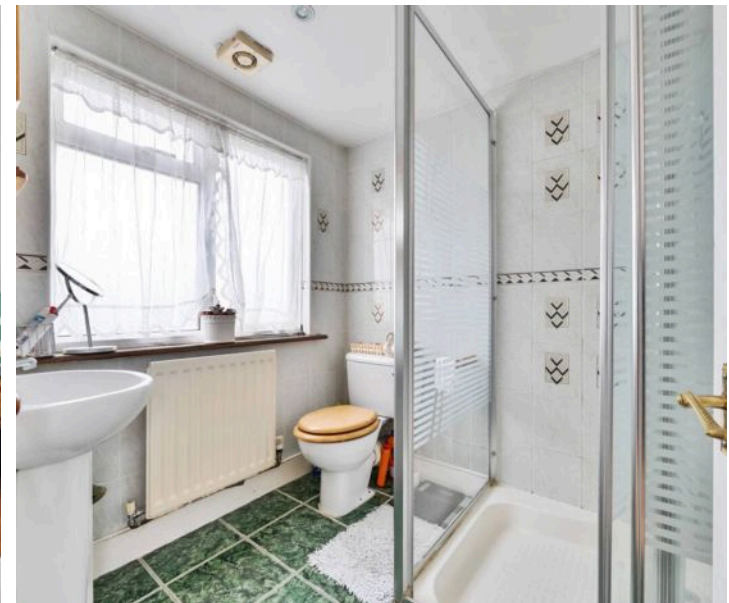
Bedroom 1

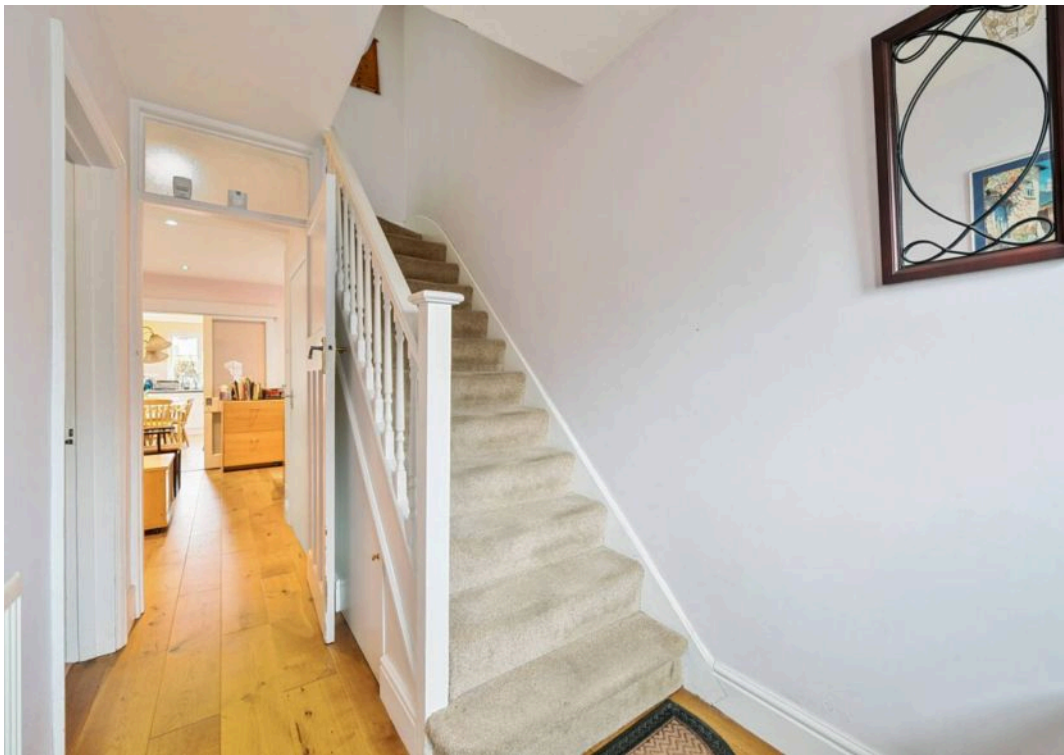
14' 6" x 13' 1" (4.43m x 4.00m)

Laminate floor, radiator, double glazed velux window to front, double glazed window to rear, doors to eaves storage, door to en suite.


En suite

Double glazed frosted window to rear. Walk in shower, WC, pedestal wash hand basin, radiator.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



Lock Road

OUTSIDE

Formal front garden with brickblocked paving and borders.

Side passage with gate to rear.

Rear Garden 42.6 ft x 24 ft

Orientation - South Easterly Facing

Patio off the dining room and to side and rear of house, main area lawned with borders, rear access gate.

Large Garage of 5.5m x 4.85m (18 ft 1 x 15 ft 11) with two windows to the garden, personal side door and twin rear doors for vehicular access



Lock Road, Ham, Richmond, TW10

Council Tax Band E (Richmond Upon Thames)

Energy Rating : Band D

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 regarding the service charge 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 outgoings 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.