

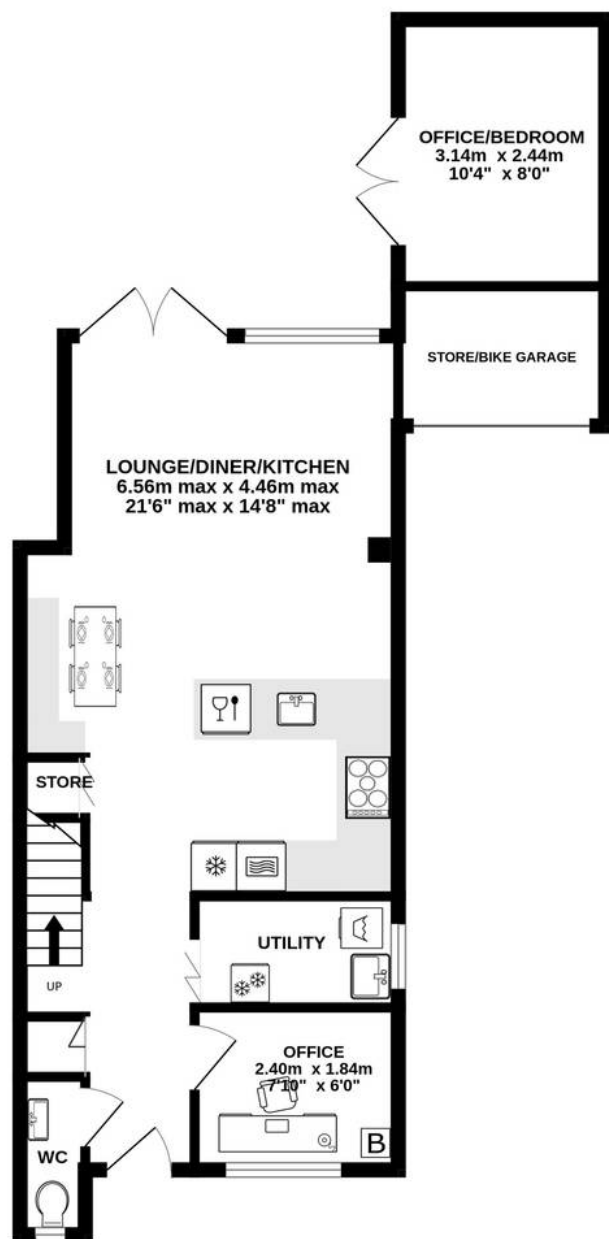




Locksmeade Road, TW10

- New! EXTENDED & REMODELLED 4 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE + exterior BEDROOM/OFFICE with underfloor heating.
- Envious location at the end of a cul de sac to the side of the lovely protected open spaces of Ham Riverside Lands.
- Extended ground floor with home office, cloakroom, utility and stylish contemporary lounge/dining/family area with French doors to the garden, hardwood floor and underfloor heating
- Elegant kitchen inventory with quartz worktops, 5 ring induction hob, floor to ceiling fridge, oven, microwave and peninsula with sink, boiling water tap and dishwasher.
- Recently added loft extension with airy en suite bathroom and double bedroom with views across the Lands.
- 1st floor of family bathroom, 2 double bedrooms and generous single bedroom.
- EPC RATING BAND C.
- Hardstanding parking for 2 cars to the side of the house plus up and over door to store/bike garage.
- Near the path down to the pedestrian/cycle bridge over the river at Teddington Lock and on to Teddington High Street and railway station.
- Within reach of Ofsted 'Outstanding' rated Grey Court school and also Teddington School on the opposite bank. Choice of nearby primary schools and nurseries.

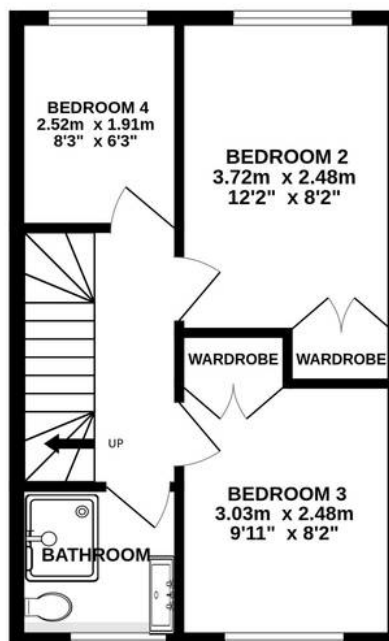
GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



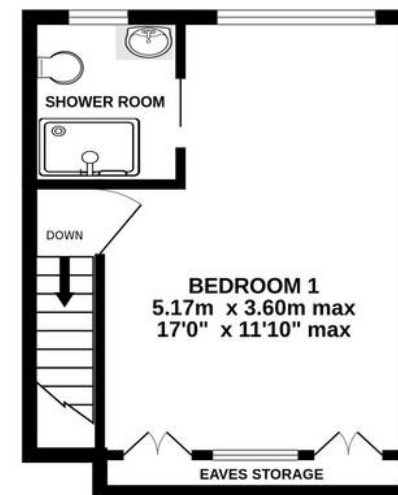
TOTAL FLOOR AREA : 112.6 sq.m. (1212 sq.ft.) approx.

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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1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.



2ND FLOOR
24.7 sq.m. (266 sq.ft.) approx.



Hall

Entrance door with double glazed panes through to hall with radiator, hardwood flooring, bifold door to store with shelving and coat rack.

Cloakroom

WC, trough sink with cabinet under, radiator, porthole style window, laminate floor.

Home Office

7' 10" x 6' 0" (2.40m x 1.84m)

Double glazed window to front aspect, radiator, laminate floor, cupboard housing boiler.

Utility

7' 10" x 4' 3" (2.40m x 1.29m)

Bifold door, sink, opaque double glazed window, ceiling mounted clothes drying rack, spotlights, spaces for appliances.

Extended Kitchen/Diner/Lounge

21' 6" x 14' 8" (6.56m x 4.46m)

KITCHEN AREA: Range of fitted units at eye and base level, quartz worktops, brick tile splashbacks, peninsular unit with inset washing bowl, boiling water tap and dishwasher. Tiled floor, integral floor to ceiling fridge, inset 5 ring induction hob, integral oven and separate microwave.

LOUNGE/DINER/FAMILY AREA: Hardwood floor, spotlights, vertical radiator to initial area, extended area with electric underfloor heating, double glazed floor to ceiling window and French doors to garden.



Stairs from hall to 1st floor Landing

Balustrade.

Bedroom 2

12' 2" x 8' 2" (3.72m x 2.48m)

Wood floor, radiator, double glazed window to rear aspect.

Bedroom 3

9' 11" x 8' 2" (3.03m x 2.48m)

Double doors to inbuilt wardrobe cupboards in addition to stated room dimensions, radiator, double glazed front window.

Bedroom 4

8' 3" x 6' 3" (2.52m x 1.91m)

Double glazed window to rear, radiator.

Bathroom

Walk in shower enclosure, heated towel rail, WC, spotlights, frosted double glazed window, trough sink with drawers under.



Stairs from 1st floor landing to 2nd Floor

Stairs from 1st floor to 2nd Floor door into Bedroom 1.

Bedroom 1

17' 0" x 11' 10" (5.17m x 3.60m)

Double glazed windows to front and rear, doors to eaves storage, pocket door to en suite.

En suite

Walk in shower with glass screen, WC, sink on stand with drawers under, frosted double glazed window.



Garden Office/Bedroom

10' 4" x 8' 0" (3.14m x 2.44m)

Double glazed French doors to garden, laminate floor with underfloor heating, trap door to pitched loft.

Store/bike garage

Up and over garage door.





Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

SERVICE CHARGE : Although the property itself is freehold, there are some verges, borders etc on the estate which are maintained communally by a Residents Association (Locksmeade Management Company Ltd). There is an annual fee to the Residents Association of £160 pa. (discounted to £100 for prompt payment). Prospective buyers and their legal advisers will have to establish the exact rights and obligations prior to any legal commitment to purchase.

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. 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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