



Thamesgate Close, Richmond, TW10

Approximate Area = 1563 sq ft / 145.2 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Garage = 52 sq ft / 4.8 sq m

Total = 1706 sq ft / 158.4 sq m

For identification only - Not to scale



- Extended FIVE BEDROOM TWO BATHROOM LINK DETACHED HOUSE over 3 floors with South Westerly facing garden and parking on a small private residential development to the side of Ham Riverside Lands.
- Double aspect reception room with French doors to garden, ground floor cloakroom and extended kitchen/breakfast room with a 7 burner range cooker included and additional utility area.
- 1st floor of 4 bedrooms and expanded family bathroom with both a bath and a walk in shower.
- Super loft extension provides a bright principal bedroom with French doors to Juliet balcony looking to the green spaces of Ham Riverside Lands, plus an additional dressing area and stylish ensuite.
- EPC RATING BAND C.
- Rear garden with decking, pergola, gazebo and large store shed/workshop. Additional strip of land to the side of the house.
- Front hardstanding parking with electric car charger. Electric door to bike/store garage.
- Within reach of outstanding Grey Court School and a nearby choice of nurseries and primary schools.
- Moments from the green spaces of Ham Lands and the path to the riverside at Teddington Lock with its pedestrian/cycle bridge over to Teddington High St.





Entrance Hall

Composite entrance door into hall with radiator, laminate floor, understairs storage.

Ground Floor Cloakroom

Tiled wainscot, wash hand basin, WC, frosted double glazed window, radiator.

Through Reception

Double aspect room with square front bay and rear French doors to garden all with double glazing and fitted shutters, two radiators, laminate flooring.

Kitchen/Breakfast Room

Units fitted at eye and base level. worktops and tile splashbacks, inset one and a half bowl sink unit with water softener and waste disposal unit, laminate flooring, double glazed window to garden. 7 burner range cooker with double ovens, grill and warmer compartment, spaces for dishwasher and fridge/freezer, arch through additional utility/breakfast section with further double glazed window to garden, further worktops and storage, spaces for washing machine, dryer, and two larder fridges. Dining surface with wine rack and space for stools and wine under. Cupboard housing the boiler.



1st floor landing

Stairs from hall to 1st floor landing with balustrade and door to airing/store cupboard.

Bedroom 2 (Rear left)

Double glazed window with shutters, radiator, laminate floor, walk in wardrobe/dressing area, access to loft space above.

Bedroom 3 (Rear right)

Two double glazed windows with shutters, radiator, laminate floor, curtain to additional hanging/wardrobe recess.

Bedroom 4 (Front right)

Double glazed window with shutters, radiator, laminate floor.

Bedroom 5 (Front left)

Double glazed window with shutters, radiator, laminate floor.

Family Bathroom

Expanded room with both panel enclosed bath and a walk in shower enclosure. Contemporary wash hand basin with drawers under, WC, heated towel rail, tiled walls.



2nd floor landing

Stairs up from 1st floor landing with Velux skylight window over.

Bedroom 1

Double glazed window with shutters and double glazed French doors also with shutters to Juliet balcony with views towards Ham Riverside Lands, radiator, laminate floor, additional dressing area, access to eaves storage.

En suite

Walk in shower, trough sink with drawers under, tiled floor, WC, cast iron style radiator, velux window.



Front Garden

Front and side garden areas with slate chippings.

Parking & Bike/Store Garage

Hardstanding off street parking with Ohme car charger point. Crocodile style electric door to bike/store garage with light and power. The vendors also park on their additional strip of land to the right side.

Rear Garden

Private rear garden great for entertaining. Covered decking to the rear of the house plus pergola and gazebo area currently housing barbecue and pizza oven. Large store shed/workshop. Outside tap and exterior electric points. Side entrance gate.

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 £75 for prompt payment).

- Council Tax band: F
Tenure: Freehold







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