

HAM

£ 975,000 : FREEHOLD

MERVYN
SMITH
estate agents and valuers

LOCKSMEADE ROAD, HAM, RICHMOND UPON THAMES, TW10 7YT



CLEVERLY REMODELLED 4 DOUBLE BEDROOM 2 BATHROOM LINK DETACHED HOUSE and UNIQUE BESPOKE SWIMMING POOL WITH A RETRACTABLE EASYGRASS COVER.

Located to the side of the protected open space of Ham Riverside Lands within reach of the Thames towpath and the pedestrian cycle bridge over the river at Teddington Lock.

Spacious lounge over 15 ft x 13ft with bifolding doors out to the garden and pool.

Stylish bright double aspect kitchen/diner with pure white quartz worktops, induction hob, Bosch oven and integral dishwasher, washing machine and fridge freezer.

Master suite off the lounge with double bedroom and ensuite bathroom.

3 double bedrooms and family bathroom to the 1st floor.

Ladder up to multifunctional insulated loft room with velux windows plus a deep store room.

Engineered diamond oak flooring with lacquered non scratch surface : Inset ceiling speakers : EPC BAND C Fitted convertible desk/pull down bed to Bedroom 3 : Walk in wardrobe to Bedroom 2.

Poolside Office Chalet over 10 ft x 7ft with power, light, electric underfloor heating and double glazing.

The pool has low cost heating & maintenance with a warm air heat pump and poolside shower and changing cubicle.

Front Off Street Parking plus brickblocked frontage with box hedge surround and a Sheffield cycle stand.

Within reach of a choice of primary and nursery schools , Ofsted Outstanding Grey court school, Teddington School and the German School. Nearby shops and buses into central Richmond and Kingston.

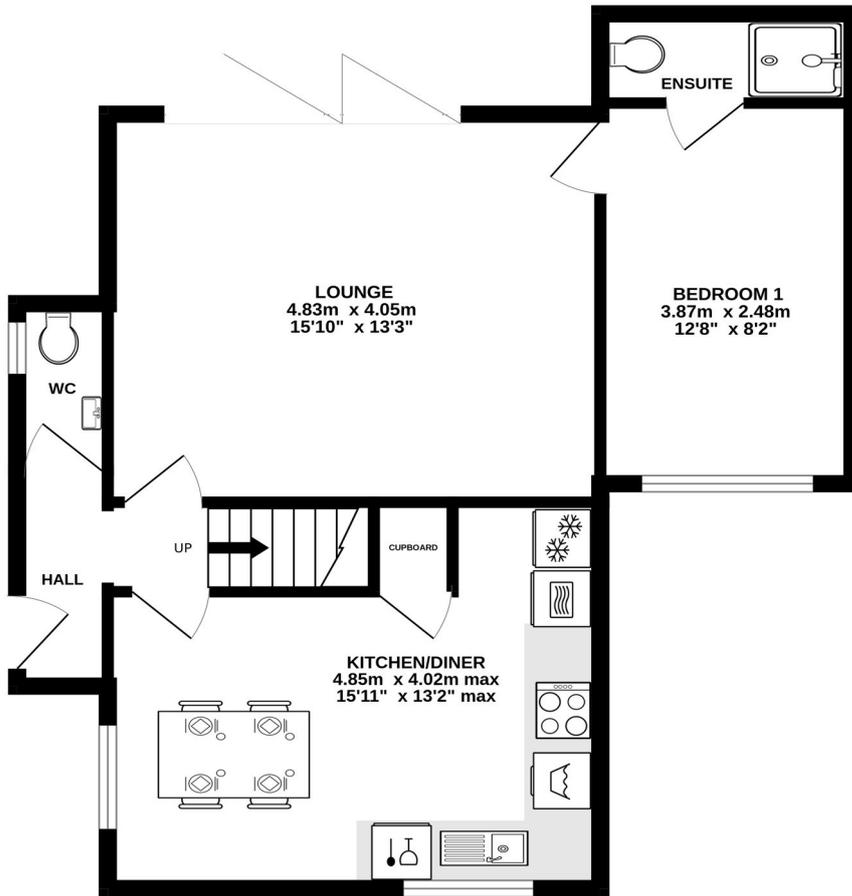


Tel: 020 8549 5099

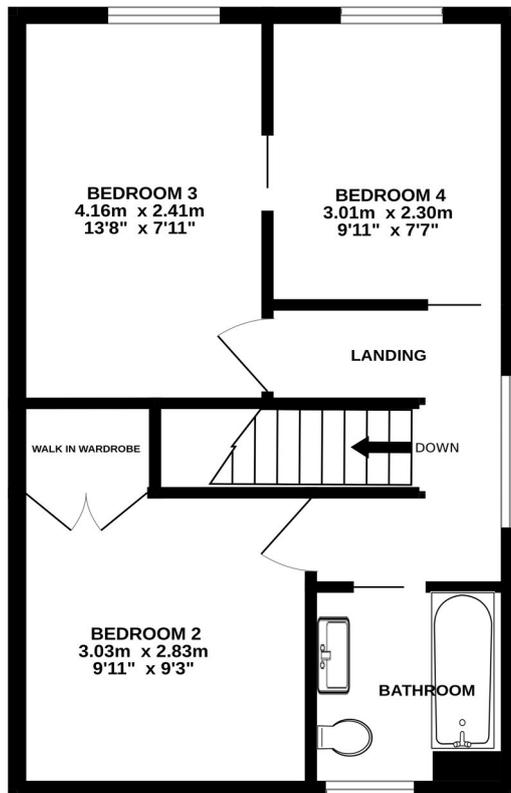


www.mervynsmith.com

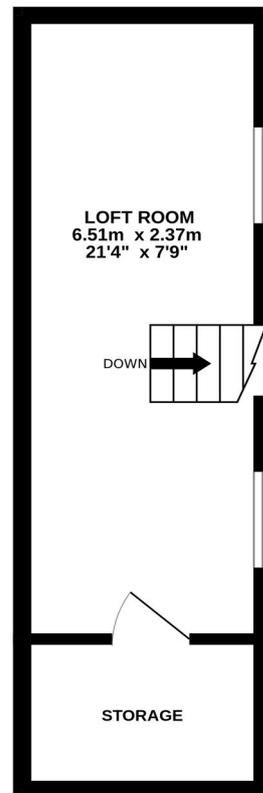
GROUND FLOOR
54.9 sq.m. (591 sq.ft.) approx.



1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



2ND FLOOR
19.1 sq.m. (206 sq.ft.) approx.



TOTAL FLOOR AREA : 113.1 sq.m. (1217 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:

Entrance door into

HALL:

Vertical radiator with inset mirror, engineered oak flooring, tiled floor, two fitted hardwood retractable seats, fitted shoe drawers, door to ...

CLOAKROOM:

WC, wash hand basin, frosted double glazed window.

LOUNGE: Abt. 15 ft 10 x 13 ft 3 (4.83m x 4.05m)

Engineered oak flooring, vertical radiator, ceiling speakers, bifolding double glazed doors out to poolside decking.



DOUBLE ASPECT KITCHEN/DINER: Abt 15 ft 11 x 13 ft 2 max 9 4.85m x 4.02m max)

Range of units and cupboards at eye and base level, pure white quartz worktops and glass panel splashbacks, engineered oak floor, floor level lights, inset bowl and drainer grooves, inset induction hob, inbuilt Bosch oven, integral Bosch dishwasher, inbuilt Zanussi washing machine, integral fridge and freezer, space for dining table and chairs, door to store cupboard, vertical radiator, double glazed windows to front and side.



GROUND FLOOR BEDROOM 1: Abt. 12 ft 8 x 8 ft 2 (3.87m x 2.48m)

Double glazed frosted window to front, engineered oak floor, vertical radiator, trap door to storage loft with fitted drop down ladder, door to. **ENSUITE**: Tiled walls and floor, heated towel rail, WC, wash hand basin, walk in shower.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Balustrade, double glazed window, runway lights to staircase.

BEDROOM 2: Abt. 9 ft 11 x 9 ft 3 (3.03m x 2.83m) + walk in wardrobe cupboard.

Double glazed window, engineered oak floor, radiator, double doors to walk in wardrobe with hanging and shelving.



BEDROOM 3: Abt. 13 ft 8 x 7 ft 11 (4.16m x 2.41m)

Radiator, oak floor, double glazed window to rear aspect, fitted convertible desk/drop down bed, pocket door to bedroom 4.



BEDROOM 4: Abt. 9 ft 11 x 7 ft 7 (3.01m x 2.30m)

Radiator, oak floor, double glazed window to rear aspect.



FAMILY BATHROOM:

Pocket door, tile enclosed bath with shower screen, tiled walls and floor, wide trough sink with drawers under, frosted double glazed window, WC, heated towel rail.



ENERGY RATING: Band C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			85
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Fitted Drop Down Ladder from 1st floor landing up to ...

MULTIFUNCTIONAL LOFT ROOM: Abt. 21 ft 4 x 7 ft 9 (6.51m x 2.37m)

Two velux windows with fitted blackout blinds, safety drop down balustrading, partly laminated floor and partly carpeted, door to

STORE: Abt. 7 ft 9 x 5ft (2.37m x 1.52m)

With light and further side doors into eaves space.



OUTSIDE:

FRONTAGE

Dropped kerb to hardstanding **OFF STREET PARKING.**

Brick block area to the front corner of the house with box hedge border and fitted Sheffield cycle stand.



Side gate to ..

REAR GARDEN Abt. 31 ft 8 max across x 24 ft 9 deep (9.66m max across x 7.55m deep)

Composite decking on non rusting GRP joists, easy grass area which retracts under the decking to reveal the swimming pool. Tiled rear poolside area with fitted bench seating and planters. Perimeter timber fencing with brick piers.



SWIMMING POOL Abt 16ft x 10 ft max (abt 5m x 3m max)

Swimming pool heated by warm air heat pump. Poolside area and porch with drying line. Poolside shower unit with metal water tube warmed by solar gain.



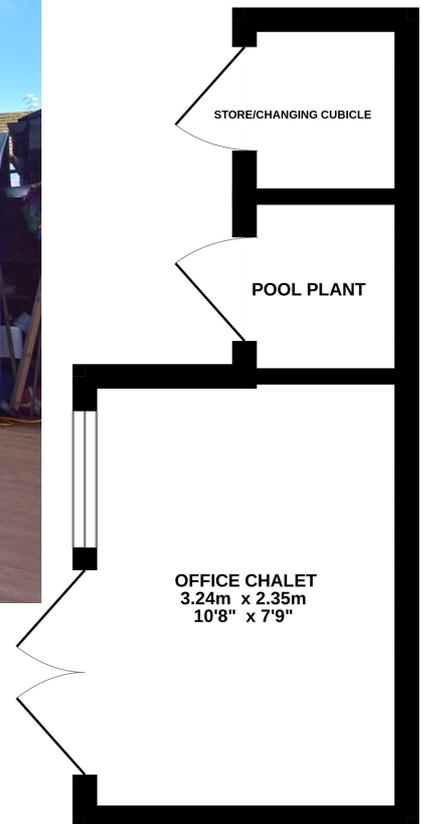
Doors to changing cubicle/store and additional door to pool plant room.

OFFICE CHALET: Abt. 10 ft 8 x 7 ft 9 (3.24m x 2.35m)

Electric underfloor heating, power and light, double glazed window and French doors.



GROUND FLOOR
10.7 sq.m. (115 sq.ft.) approx.



TOTAL FLOOR AREA: 10.7 sq.m. (115 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.
Made with Metropix ©2023



COUNCIL TAX BAND: F (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). This covers 1st January to 31st December 2023.

REF 2569

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.



315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com