

BY HAM RIVERSIDE LANDS

£1,350,000 : FREEHOLD



THAMESGATE CLOSE, HAM, RICHMOND, SURREY, TW10 7YS



Immaculately Presented and Remodelled DOUBLE FRONTED 4/5 BEDROOM DETACHED HOUSE with GARAGE and EXTENDED GROUND FLOOR

enjoying a stunning location directly abutting the protected open spaces of Ham Riverside Lands.

Within 60 metres of the path down to the Thames towpath at Teddington Lock with its pedestrian and bicycle bridge over to Teddington High Street and station.

Impressive atrium style entrance with chandelier and high window leading through to a stunning 28 ft triple aspect reception room with views to the Lands and folding doors out to the garden. Double doors to elegant fitted kitchen : Separate utility and services room in an extension to rear of the garage.

Ground Floor Cloakroom : 1st Floor Family Bathroom.
En suites to both the ground and 1st floor master bedrooms.

Garage with power, light and pitched roof : Brickblocked off street parking.

Within reach of Grey Court School, the German School and Teddington School plus a choice of nearby primary schools and nurseries. Within reach of local shops and buses to central Richmond and Kingston.



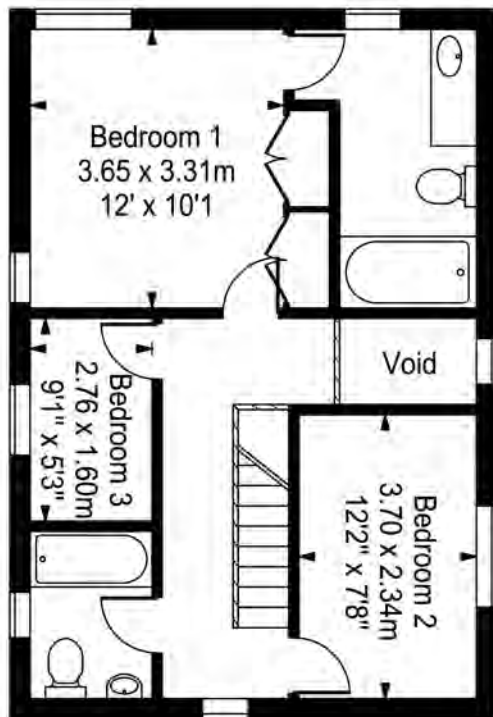
Tel: 020 8549 5099



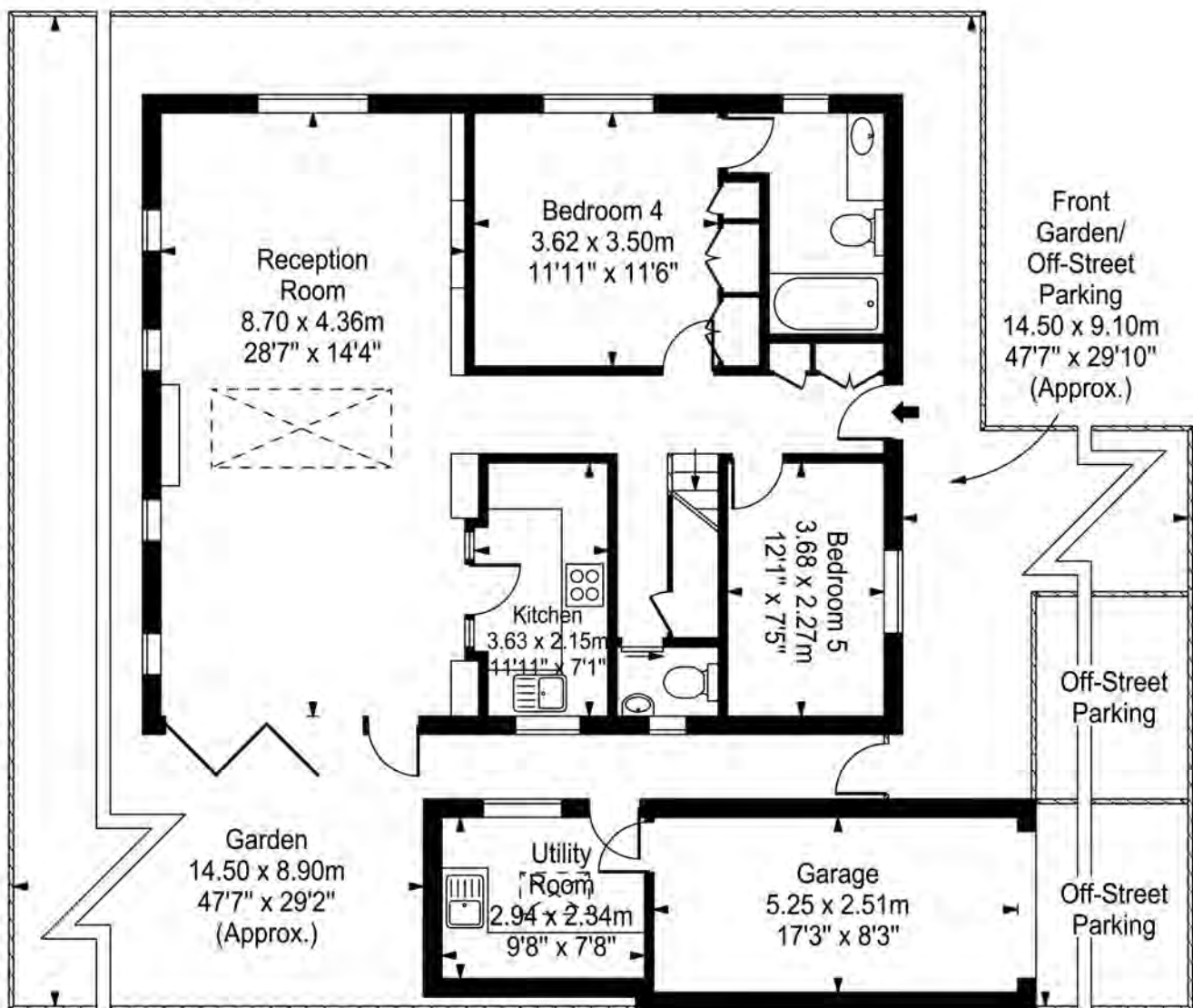
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Thamesgate Close

Approx. Gross Internal Area
162 Sq M - 1744 Sq Ft
 (Including Garage & Utility Room)



First Floor



Ground Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk

ENTRANCE PORCH:

With columns and front door into

ATRIUM STYLE ENTRANCE HALL:

With a high window over the entrance door, chandelier, wood floor, cloaks cupboards, doors off to bedrooms and to

CLOAKROOM:

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



RECEPTION ROOM: Abt. 28 ft 7 x 14 ft 4 (8.70m x 4.36m)

Triple aspect room with double glazed window to the Riverside Lands, four porthole windows to the garden, skylight dome and rear folding doors out to the garden, flame effect fire in fireplace surround, double doors to the kitchen.





KITCHEN: Abt: 11 ft 11 x 7 ft 1 (3.63m x 2.15m)

Double entrance doors, range of fitted units at eye and base level, work surfaces, splashbacks, inset sink, integral appliances. Double glazed window.



UTILITY ROOM: Abt: 9 ft 8 x 7 ft 8 (abt 2.94m x 2.34m)

The utility is separate from the house and is accessed by a door to the rear of the garage. Skylight window, wall mounted Vaillant boiler, hot water/store, tile floor, fitted cupboards, worktop and splashback, inset sink, space for appliance.



GROUND FLOOR MASTER SUITE

BEDROOM Abt 11 ft 11 x 11 ft 6 (3.62m x 3.50m)

Double glazed window, door to

EN SUITE

Tiled floor and walls, tile enclosed bath, WC, sink with cabinet under, heated towel rail.



BEDROOM 5: Abt 12 ft 1 x 7 ft 5 (3.68m x 2.27m)

Double glazed window.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING.

Balustrade, double glazed window to side, front aspect through the atrium window.



1st FLOOR MASTER SUITE

BEDROOM Abt: 11 ft 11 x 11 ft 6 (3.62m x 3.50m)

Double glazed window, door to

EN SUITE

Tiled floor and walls, tile enclosed bath, WC, sink with cabinet under, heated towel rail.



BEDROOM 2: Abt: 12 ft 2 x 7 ft 8 (3.70m x 2.34m)

Double glazed window overlooking Ham Riverside Lands.



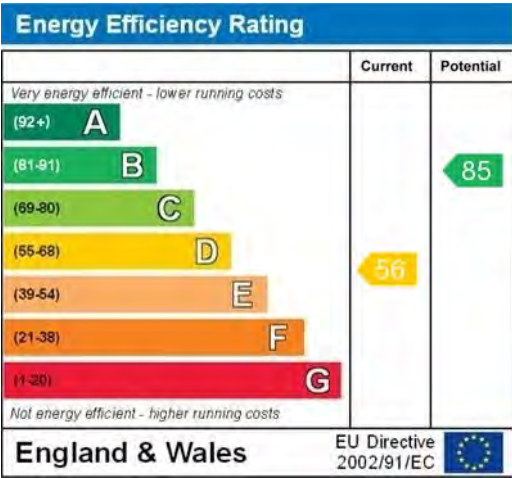
STUDY BEDROOM 3: Abt: 9 ft 1 x 5 ft 3 (2.76m x 1.60m)

Double glazed window.



FAMILY BATHROOM:

Tiled floor and walls, tile enclosed bath, WC, sink with cabinet under, heated towel rail.



OUTSIDE:

FRONT:

Lawned area to front, brickblocked off street parking, gate to left side into the garden, brick block drive into ...

GARAGE: Abt 17 ft 3 x 8 ft 3 (5.25m x 2.51m)

Up and over door, pitched roof, power and lighting, personal door to garden.

REAR GARDEN:

Landscaped garden with lawn, large decked area, grassed and planted areas.



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.

FRONT VIEWS: Directly overlooking Ham Riverside Lands leading to the path to Teddington Lock.



REF 2574

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