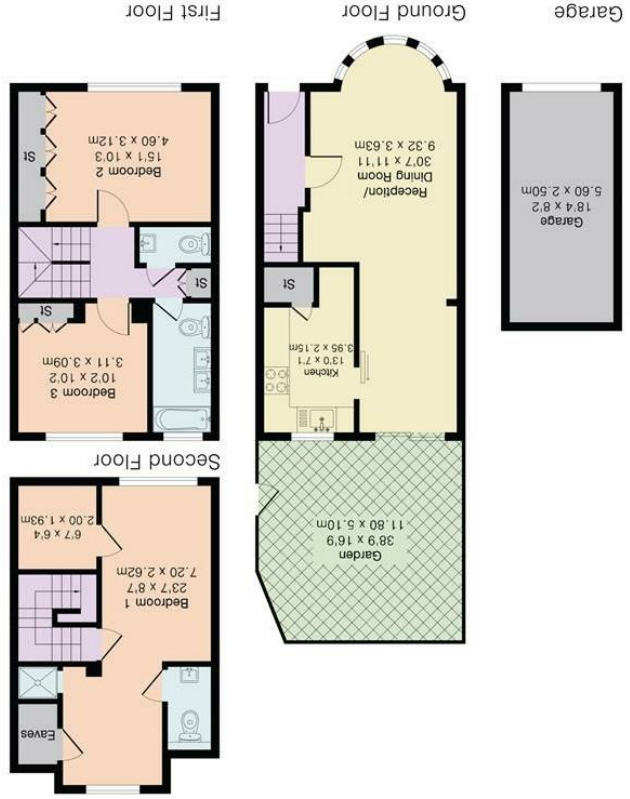


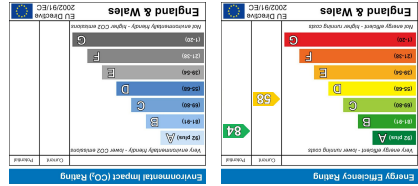


Lock Road
Richmond TW10 7LQ

Approximate Gross Internal Area 1161 sq ft - 108 sq m (Excluding Garage)
Ground Floor Area 431 sq ft - 40 sq m
First Floor Area 407 sq ft - 38 sq m
Second Floor Area 323 sq ft - 30 sq m
Garage Area 148 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Kingston Office
323 Richmond Road
Ham
Surrey
KT2 5QU
Tel: 020 8247 9444

Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444
www.albisonlane.co.uk

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.





£795,000

- Three bedroom end-terrace house
- Spacious accommodation of 1,161sqft
- Sold with no onward chain
- Garage with electric door
- Short walk to Ham Common
- Potential to extend (STPP)
- Convenient for excellent local schools
- Ham Lands and river nearby
- EPC rating D
- Council tax band E

Tenure: Freehold
Local Authority: Richmond upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Situated on the popular Lock Road in Richmond, this well-presented three bedroom end-terrace house offers spacious accommodation of 1,161 square feet. The property is arranged to provide a good balance of living and bedroom space, and would suit a variety of buyers looking for a family home.

The ground floor comprises a welcoming reception/dining room and kitchen, providing a comfortable space for both relaxation and entertaining. Upstairs there are three well-proportioned double bedrooms, together with two bathrooms, which makes the house practical for day to day family living.

Outside, the property benefits from a private rear garden, offering a lovely outdoor space to relax or entertain in the warmer months. There is also a garage with an electric door, providing secure parking for one vehicle along with useful additional storage.

The location is particularly appealing, situated on a sought-after road that is just a stone's throw away from the picturesque Ham Common, perfect for leisurely strolls or enjoying the outdoors.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. With its prime location and generous living space, this end-terrace house is sure to attract interest from a variety of buyers. Don't miss your chance to make this delightful residence your own.



Situation

Lock Road is a sought after residential road ideally positioned between Richmond and Kingston town centres with their extensive range of shops, restaurants, overland and underground stations providing services to Waterloo and the City. This is a wonderful environment for a family, with Richmond Park and the River Thames both within walking distance and Ham Common just moments away. The historic National Trust property Ham House is nearby and schooling within the immediate area is excellent.

