



LOCK ROAD, RICHMOND, TW10
£3,450 per month*

Carter Jonas

LOCK ROAD, RICHMOND, TW10 7LQ

A spacious semi detached house located within 300 metres of Ham Common with it's traditional village pond, cricket pitch and avenue of lime trees leading to Ham House. Lock Road is on the cycle route from Teddington Lock to Ham Gate into Richmond Park.

THE PROPERTY

Entrance porch through to front and middle reception areas with wood flooring, fitted shelving and feature fuel burner in fireplace. Fitted kitchen with granite worktops and all appliances. Tiled dining area leading through to a spacious rear extension with French doors to the garden and home working desktop with cabinets under along one side. Separate utility with washing machine and WC off.

On the first floor is the principal bedroom with en suite shower, a double bedroom to the front and a further single bedroom. Family bathroom with shower over bath and large laundry/storage cupboard.

OUTSIDE

The rear garden has been newly landscaped and is mainly laid to lawn with shrub borders and paved patio areas.

At the front there is a parking space for one car with a car charger point and a built-in storage cupboard designed to accommodate bicycles and bins.

Available unfurnished immediately.

Holding Deposit - one weeks rent £796.15

Security Deposit - five weeks rent £3980.75



ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

Local Authority Richmond Borough Council - Council Tax Band F

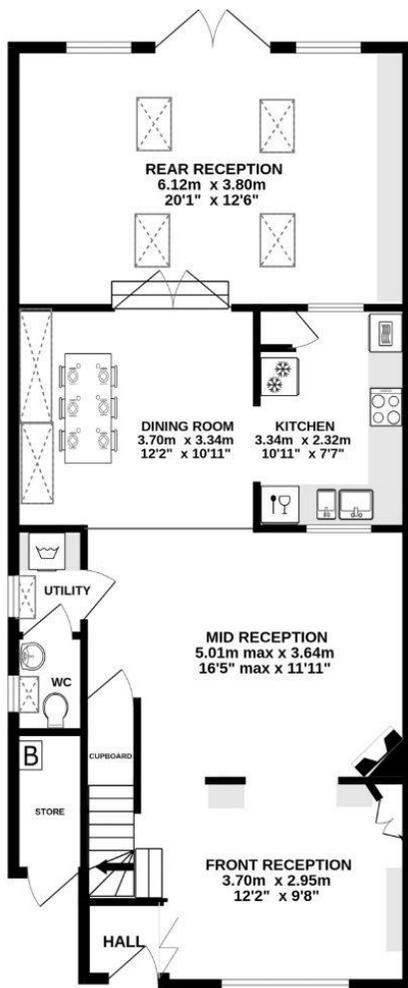
EPC D

Energy Efficiency Rating

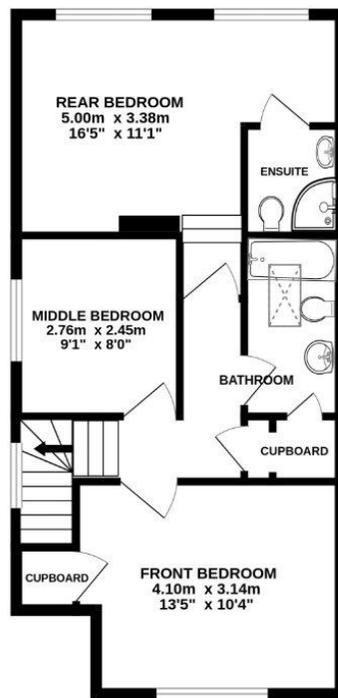
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
85.7 sq.m. (923 sq.ft.) approx.



1ST FLOOR
50.7 sq.m. (545 sq.ft.) approx.



TOTAL FLOOR AREA : 136.4 sq.m. (1468 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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Classification L2 - Business Data

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