







### Guide Price £950,000

- Town House
  - Off Street Parking & Electric Charging Point
  - River Views
  - Immaculately Presented Internally
  - Three Bedrooms
  - Close to Transport links
  - Balcony
  - Two Bath/Shower Rooms
  - EPC Rating - C
  - Council Tax Band - F
- \* Tenure: Freehold
- \* Local Authority: Kingston Upon Thames

### Summary

An immaculately presented townhouse situated on this sought after river side location with accommodation approaching 1200sqft arranged over three floors. The property has been renovated throughout and is finished to an impeccable standard, providing an ideal home for modern family living. The ground floor comprises of many storage cupboards and a delightful 21ft master bedroom with en suite shower. On the first floor there is a fantastic fully fitted kitchen and an impressive bright and airy reception room with glass balcony over looking the River Thames and Canbury Gardens. To the upper floor there are two double bedrooms and stunning vaulted ceiling family bathroom with under floor heating and electric velux window. Externally there is a court yard garden to the back and off street parking to the front with an electric charging point.

### Location

Waterman's close is a small development of town houses off Lower Ham Road which is one of the sought after North Kingston River Roads. Conveniently positioned for Kingston town centre, station and Richmond Park, the property is moments from Canbury Gardens and directly opposite the River Thames. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

