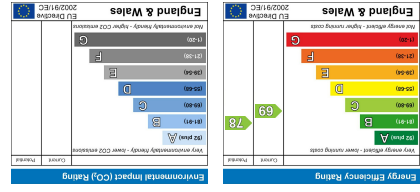


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.



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.



Approximate Gross Internal Area 1359 sq ft - 127 sq m (Excluding Outbuilding)
Approximate Gross Internal Area 1421 sq ft - 133 sq m (Including Outbuilding)
 Ground Floor Area 527 sq ft - 49 sq m
 First Floor Area 416 sq ft - 39 sq m
 Second Floor Area 416 sq ft - 39 sq m
 Outbuilding Area 62 sq ft - 6 sq m

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.

Kingston Office
 34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 Tel: 020 8546 5444

Ham Office
 323 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5DU
 T: 020 8247 9444



Watermans Close
 Kingston upon Thames KT2 5AS



Guide Price £850,000

- Sold with No Onward Chain!
- Four Bedroom Semi Detached House
- Generous Accommodation Approaching 1500sqft
- Off Street Parking for Two Cars
- Southerly Aspect Rear Garden
- Potential for Development (STNC)
- Incredible Riverside Location
- Opposite Canbury Gardens
- Slow to Train Station & Town Centre
- EPC Rating - C

Tenure: Freehold
Local Authority: Kingston upon Thames

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

Description

This charming four bedroom semi-detached house offers a delightful blend of comfort and potential, situated within this incredible riverside location.

This spacious property measures 1421sqft arranged over three floors. The ground floor consists of a generous living room with bay window, downstairs WC, utility room and a kitchen to the rear overlooking the garden.

The first floor provides two excellent double bedrooms with the front bedroom including a superb terrace, a real rarity for the area. The second floor contains another double bedrooms, family bathroom, separate WC and a fourth bedroom currently used as a walk in wardrobe, which could also be utilised as a home office.

Externally there is a private Southerly aspect rear garden with excellent storage sheds. There is also side access into the garden. Additionally, there is off street parking for two cars at the front, a real bonus in this sought after location.

This property presents tremendous scope for further development, subject to necessary planning consents, making it an exciting opportunity for those looking to personalise and design their dream home.

In summary, this semi-detached house in Kingston upon Thames is a rare find, combining a prime location, ample living space, and the potential for further enhancements. Do not miss the chance to make this wonderful property your own. Sold with no onward chain.

Situation

Waterman's close is a small development of town houses off Lower Ham Road which is one of the extremely sought after North Kingston River Roads. Conveniently positioned for Kingston town centre, station and Richmond Park, the property is positioned opposite Canbury Gardens and 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.

