



## Watermans Close, KT2

£999,950

A uniquely positioned, modern, three double bedroom home, purpose built over three floors. Externally, the property benefits from off-street parking at the front and a stylish, contemporary courtyard garden at the rear. However, the true highlight is its exceptional location, offering stunning views from the balcony, overlooking Canbury Gardens and the River Thames, making this a home and location to fall in love with.

Watermans Close is situated at the corner of Lower Ham Road and Woodside Road, an area locally known as 'The River Roads.' This prime location offers wonderful views and is just under half a mile from Kingston town centre. This privileged location is also within easy access to a range of excellent schools for all ages, making it one of the most desirable spots in the area.

### Features

- Three Double Bedrooms
- Two Bathrooms
- Large Living Room
- Private River Facing Balcony
- Stylish Courtyard Garden
- Off-Street Parking





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Upon entering the home, you are welcomed by a spacious entrance hall with ample storage, including a generous under-stair storage area. The ground floor also features one of the three double bedrooms, complete with its own en suite bathroom.

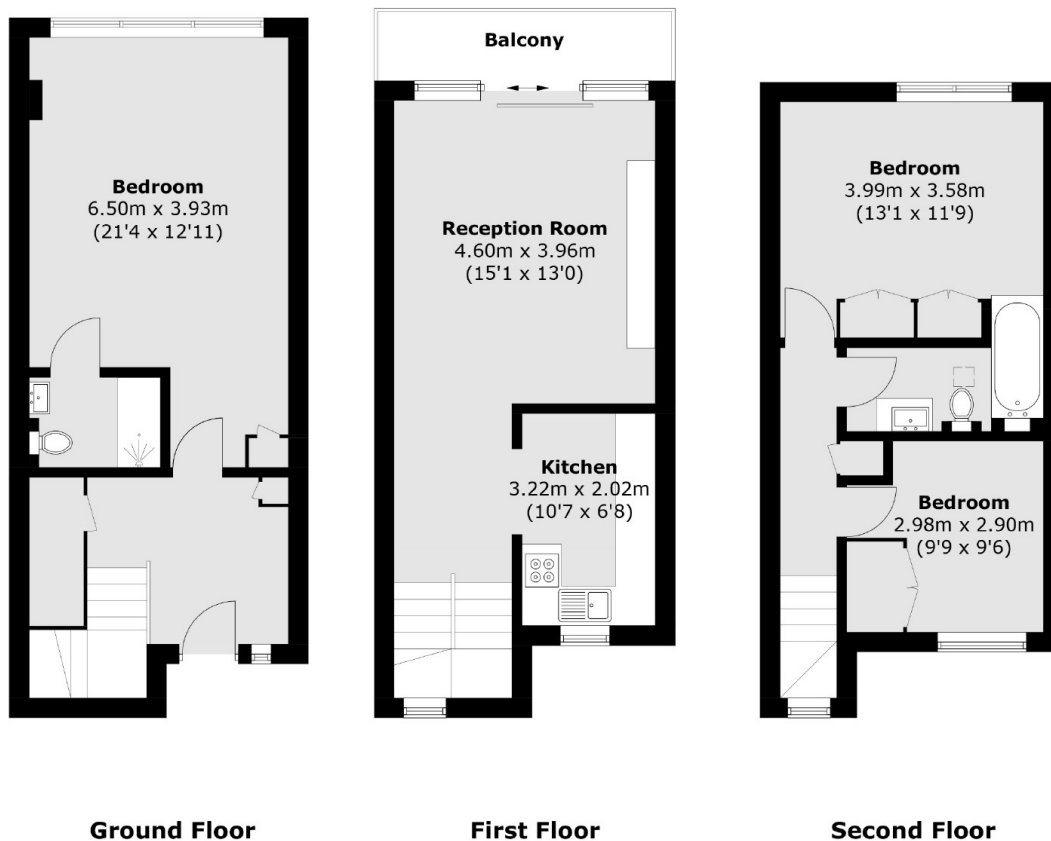
On the first floor, is the sleek and contemporary, recently installed kitchen fitted with a range of NEFF appliances. This is a great space, beautifully complimented by warm under-unit and counter lighting, enhancing the modern ambiance. The open plan lounge and dining area feature elegant stripped wood flooring and stunning floor to ceiling windows, along with a sliding door that frames Canbury Gardens and the River Thames. This door leads to a private balcony with a modern glazed surround, further elevating the wonderful view. The top floor is home to the two additional double bedrooms and recently renovated family bathroom.

Externally, the property benefits from off-street parking at the front, complete with an EV charging point. To the rear, a stylish and low maintenance courtyard garden offers additional storage and an attractive tiled floor, creating a perfect outdoor retreat.





# Watermans Close, Kingston Upon Thames, KT2



Total area (approx.): 104.6 sq. m (1125.9 sq. ft)  
Balcony: 4.6 sq. m (49.5 sq. ft)