# 20 The Doultons, STAINES-UPON-THAMES, TW18 2QX

SPACIOUS ONE BEDROOM GROUND FLOOR RETIREMENT PROPERTY IN MUCH SOUGHT AFTER DEVELOPMENT. Ideally located for easy access to Staines Town Centre, the property benefits from a spacious lounge/diner with patio doors, separate fitted kitchen, large double bedroom, modern white bathroom suite and a long lease. No Onward Chain. Viewings Highly Recommended!

# ROOM DESCRIPTIONS

**Communal Entrance**
Security entry door, with hardwood front door leading to:

**Entrance Hall**
Light and power points, single radiator, large built-in storage cupboard housing water tanks with shelving, further built-in storage cupboard. Doors to:

**Lounge/Diner**
Rear aspect double glazed sliding patio doors, light and power points, double radiator, and glazed doors to:







**Kitchen**
Side aspect double glazed window, range of fitted units at eye and base level, single drainer sink unit with mixer tap, space for automatic washing machine and freestanding fridge/freezer. Built-in hob with extractor over, laminate wood-style flooring.



**Bedroom**
Rear aspect UPVC double glazed window, light and power points, single radiator, built-in wardrobe with hanging rail and shelving.

**Bathroom**

Modern white three piece bathroom suite comprising panel enclosed bath with mixer tap, low level W.C and wash hand basin. Partly tiled walls, light point, single radiator.
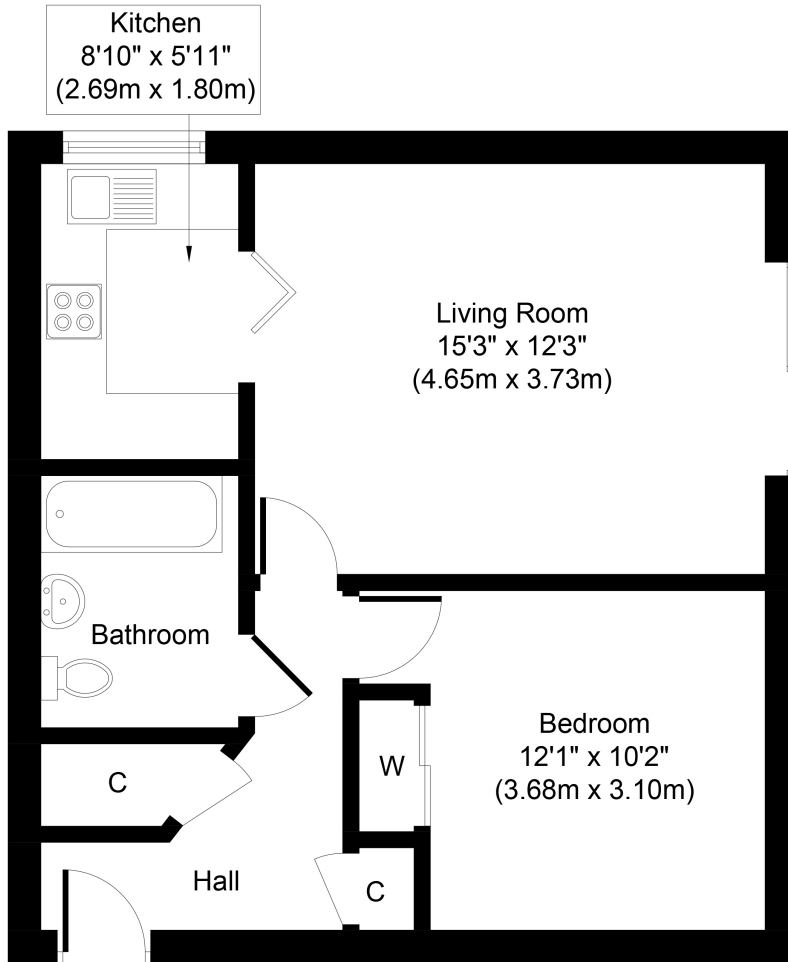


## Communal Areas & Gardens

Access to residents lounge and communal laundry room. Well maintained communal gardens.

# FLOORPLAN

Kitchen
8'10" x 5'11"
(2.69m x 1.80m)

Living Room
15'3" x 12'3"
(4.65m x 3.73m)

Bathroom

Bedroom
12'1" x 10'2"
(3.68m x 3.10m)

C

W

Hall

C

**Ground Floor**
**Approximate Floor Area**
**507 Sq. ft.**
**(47.1 Sq. m.)**

127a, High Street, Staines-upon-Thames, TW18 4PD
01784 451458
staines@gregory-brown.co.uk