



27 Gloucester Crescent, Staines-upon-Thames, Surrey, TW18 1PP

HUGELY SPACIOUS THREE BEDROOM, TWO BATHROOM PROPERTY SITUATED ALONG SOUGHT AFTER ROAD IDEALLY LOCATED FOR BOTH STAINES & ASHFORD TOWN CENTRES, LOCAL SHOPS & SCHOOLS. The property is presented in good condition throughout and benefits from a spacious lounge/diner, separate fitted kitchen, three double bedrooms (en-suite to Bedroom 1), further modern shower room, large secluded rear garden with brick-built storage sheds and off-street parking. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Entrance Hall

UPVC double glazed door, light and power points, radiator, understairs storage cupboard, wood-style laminate flooring, stairs to first floor.

Lounge

Rear aspect UPVC double glazed window, light and power points, radiator, TV point, rear aspect UPVC double glazed French doors to garden, wood-style laminate flooring.



Kitchen

Front aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, 1 1/2 bowl sink drainer unit, space for cooker, washing machine and fridge/freezer. Wall mounted boiler, wood-style laminate flooring.



First Floor

Landing

Light point, wood-style laminate flooring, built-in storage cupboard, stairs to second floor.

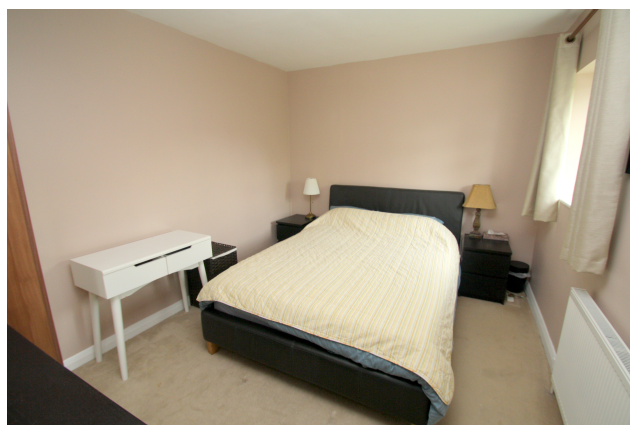
Bedroom 2

Front aspect UPVC double glazed window, light and power points, radiator.



Bedroom 3

Rear aspect UPVC double glazed window, light and power points, radiator.



Shower Room

Rear aspect UPVC double glazed windows, double-shower, pedestal wash hand basin, low level W.C, tiled walls and floor, heated towel rail.



ROOM DESCRIPTIONS

Second Floor

Bedroom 1

Rear aspect UPVC double glazed window, front aspect double glazed Velux windows, light and power points, radiator, wood-style laminate flooring.



En-suite Shower Room

Rear aspect UPVC double glazed window, walk-in shower, wash hand basin inset to cabinet, low level W.C, heated towel rail, partly tiled walls, tiled floor, recessed downlighters, extractor.



Outside

Front Garden

Block-paved driveway, pathway to front door.

Rear Garden

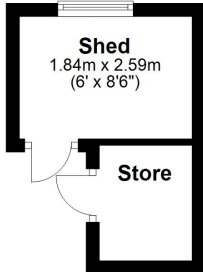
Patio area nearest to house, mainly laid to lawn, brick-built storage sheds, gated side access to front.



FLOORPLAN

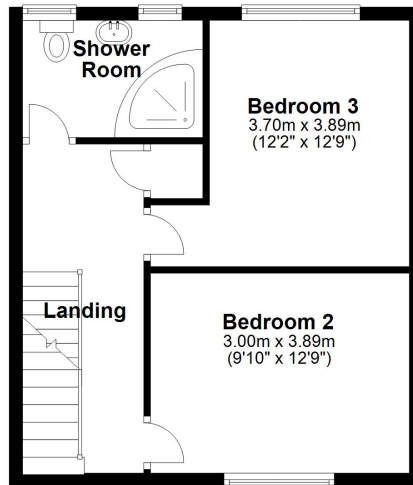
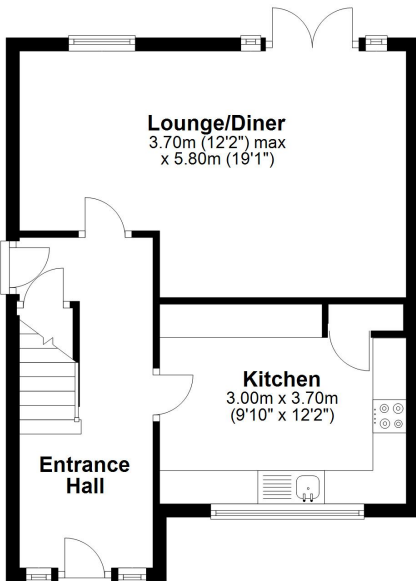
Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)



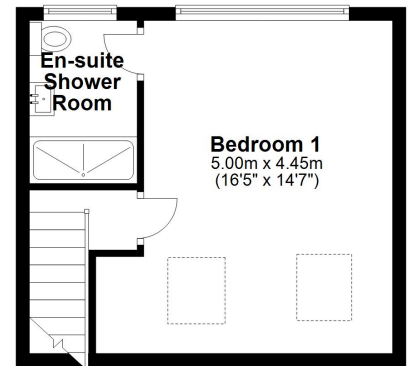
First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.3 sq. feet)



Total area: approx. 115.4 sq. metres (1242.3 sq. feet)