



# **72 Gloucester Crescent, Staines-upon-Thames, Surrey, TW18 1PS**

WELL PRESENTED & SPACIOUS THREE BEDROOM END-TERRACED PROPERTY SITUATED ALONG THIS SOUGHT AFTER ROAD IDEALLY LOCATED FOR BOTH STAINES & ASHFORD TOWN CENTRES, LOCAL MOTORWAY NETWORKS, SHOPS & SCHOOLS. The property is in good order throughout and benefits from a spacious lounge/diner, modern fitted kitchen, three double bedrooms (en-suite to Bed 1), further luxury bathroom, large secluded rear garden with Summer house and off-street parking. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Double glazed door leading to:

#### Entrance Hall

Light point, double radiator, stairs to first floor and doors to:

#### Lounge/Diner

Front and rear aspect UPVC double glazed windows, light and power points, two single radiators, tiled floor, TV point.



#### Kitchen

Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, sink drainer unit, partly tiled walls, space for cooker, washing machine and fridge/freezer. Tiled floor, cupboard housing boiler, under-stairs storage cupboard, radiator, door to Garden.



### First Floor

#### Landing

Side aspect UPVC double glazed window, light point, stairs to second floor, doors to:

#### Bedroom 2

Front aspect UPVC double glazed window, light and power points, radiator, range of built-in wardrobes.



## ROOM DESCRIPTIONS

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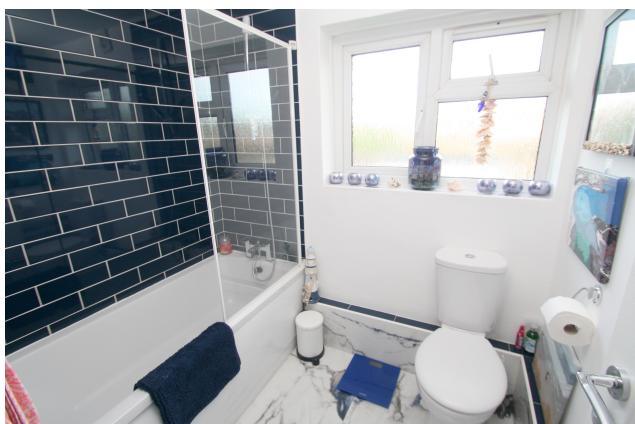
### Bedroom 3

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



### Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath with shower over, low level W.C, wash hand basin inset to cabinet, partly tiled walls, tiled floor, heated towel rail, extractor.



### Second Floor

#### Bedroom 1

Front aspect double glazed Velux window, rear aspect UPVC double glazed window, light and power points, radiator, eves storage, built-in wardrobes.



#### En-suite Shower Room

Rear aspect UPVC double glazed window, double-shower, low level W.C, wash hand basin inset to cabinet, tiled walls and floor, heated towel rail.



### Outside

#### Front Garden

Mainly laid to block-paving providing off-street parking.

#### Rear Garden

Mainly laid to lawn with pathway leading to Summer-House with light and power. Enclosed by wood-panel fencing with gated side access to front and brick-built shed.

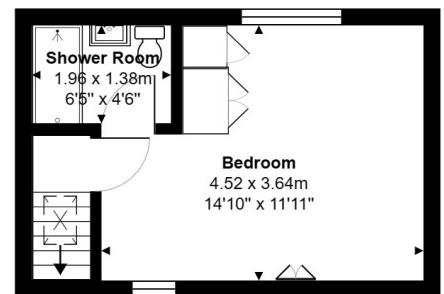
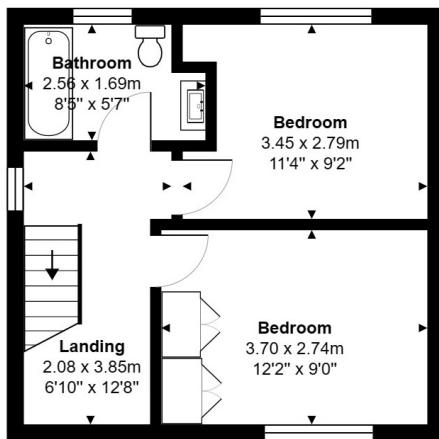
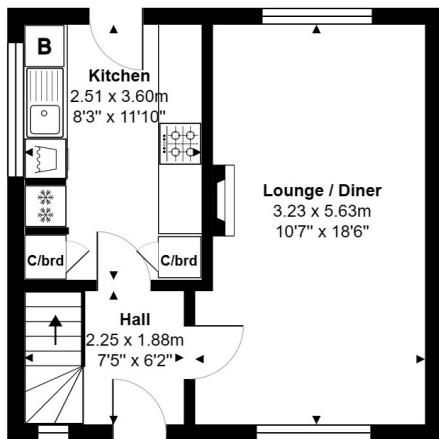


#### Summer House

With light and power.



## FLOORPLAN



Total Area: 83.8 m<sup>2</sup> ... 902 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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