



## **55 Berryscroft Road, Staines-upon-Thames, Surrey, TW18 1ND**

HUGELY SPACIOUS FIVE BEDROOM SEMI-DETACHED PROPERTY SITUATED ALONG SOUGHT AFTER RESIDENTIAL ROAD IDEALLY LOCATED FOR LOCAL SCHOOLS & SHOPS AND WITH EASY ACCESS TO BOTH STAINES & ASHFORD TOWN CENTRES. The property has been extensively extended and offers a wealth of flexible accommodation throughout currently benefitting from a from a spacious lounge, modern kitchen/breakfast room with separate utility room, dining room, sitting room, office, downstairs W.C, five well-proportioned bedrooms, two modern bath/shower rooms, extensive rear and side gardens and off-street parking. No Onward Chain. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Entrance Porch

With front aspect double glazed windows and doors, light point. Hardwood front door to:

### Entrance Hall

Front aspect double glazed window, light and power points, radiator, large understairs storage cupboards, further large storage cupboard, stairs to first floor and doors to:

### Lounge

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



### Office

Light and power points, radiator.

### Sitting Room



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

### Kitchen/Breakfast Room

Two rear aspect double glazed windows, range of modern fitted units at eye and base level, laminate roll edged worktops, 6-ring gas hob with extractor over, built-in oven and microwave, wall mounted gas boiler, integrated dishwasher, space for washing machine, light and power points, partly tiled walls.



### Dining Room

Rear aspect double glazed window and French doors to Garden, light and power points, radiator, laminate wood-style flooring.



## ROOM DESCRIPTIONS

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### Utility Room

Rear aspect double glazed door to Garden, range of fitted units at eye and base level, sink unit, light and power points, partly tiled walls, tiled floor, space for tumble dryer and freestanding fridge/freezer.

### Downstairs W.C.

Side aspect double glazed window, low level W.C.

## First Floor

### Landing

Light and power points, access to loft space, radiator, doors to:

### Bedroom 1

Front and side aspect double glazed windows, light and power points, two radiators.



### Bedroom 2

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



### Bedroom 3

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

### Bedroom 4

Rear and side aspect double glazed window, light and power points, radiator,



### Bedroom 5

Front aspect double glazed window, light and power points, radiator, built-in storage.

### Bathroom

Rear aspect double glazed window, panel enclosed bath, low level W.C & wash hand basin inset to cabinets, partly tiled walls, heated towel rail, downlighters.



## ROOM DESCRIPTIONS

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### Shower Room

Rear aspect double glazed window, fully tiled shower cubicle, low level W.C, pedestal wash hand basin, fully tiled walls, heated towel rail.



### Side Garden

Mainly laid to lawn, timber shed, gated side access to front.



## Outside

### Rear Garden

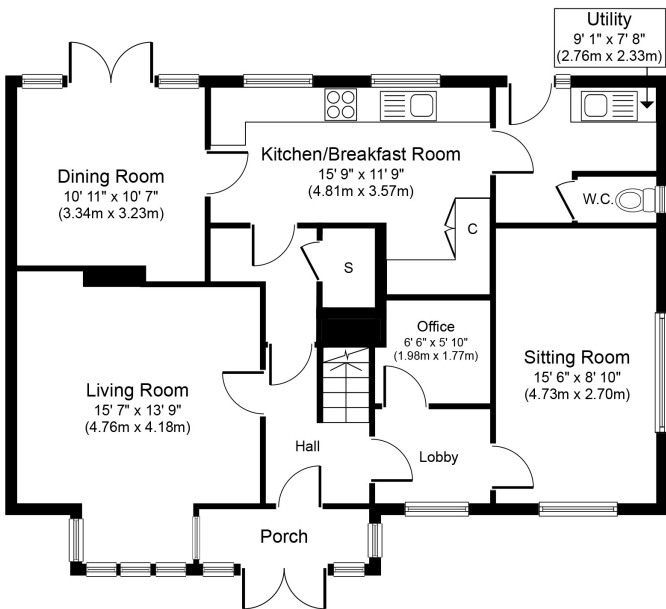
Paved patio nearest to property, mainly laid to lawn.



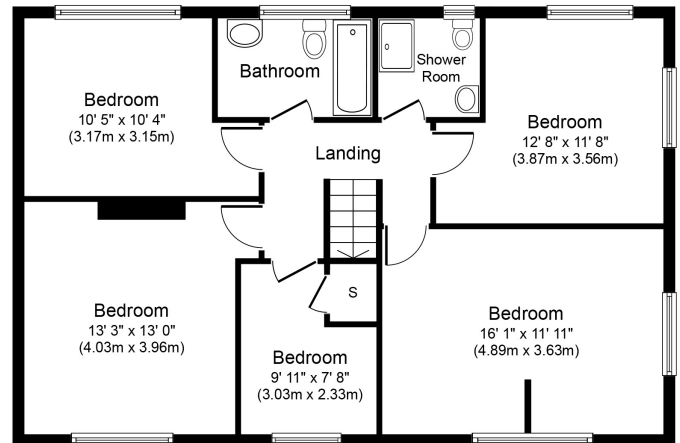
### Front Garden

With pathway to front door and driveway.

# FLOORPLAN



**Ground Floor**  
**Approximate Floor Area**  
**897 sq. ft.**  
**(83.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**854 sq. ft.**  
**(79.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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