## Here's some of our Google reviews to tell you why! Why use S J Smith Estate Agents?

## 4.9 Stars! Google review

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday. Phone: Ashford-01784 243 333 Staines-01784 779 100 Email: ashford@sjsmithestateagents.co.uk staines@sjsmithestateagents.co.uk



Ian Rozario 1 review \*\*\*\*

Top class team - Rob, Nicola and Chad were always on hand to ensure that the process moved forward as quickly as possible. Polite, courteous and trustworthy. Recommend highly if you are looking for a reputable Estate Agents.



Steve Widgery

An excellent service from valuation to completion. I felt under no pressure from Simon, who provided me with the valuation. We had a sensible and realistic conversation about the asking price and I appreciated the fact that he did not feel the need to enhance the asking price to gain my custom or pressure me into signing the contract, as one other agent did. I was informed about each and every viewing and always received feedback. Both Simon and Amir were a pleasure to speak to on every occasion and provided manager) was amazing. She was patient when I was not and helped with communication between all me with advice which proved valuable. Once I had accepted an offer, Nicola (the sales progression parties. I would recommend SJ Smith to anyone who is selling their property.



Katie Stevens

of sales but Louis dealt with everything, and reassured us the whole way through. IF we were ever to sell We used these guys to sell our property in ashford Middlesex. It wasn't exactly the most straight forward again, I would 100% choose SJ Smith to manage the sale. Massive thank you to Louis, Nicola, Chad



Chris Clark

XXXXX

assisted us in our purchase, that was over 100 miles away by communicating with the other estate agent Amir was our dedicated agent and he went above and beyond in helping us sell our property and even SJ Smith were excellent, I would recommend them to anyone that would benefit from a great service. we purchased from. Superb!



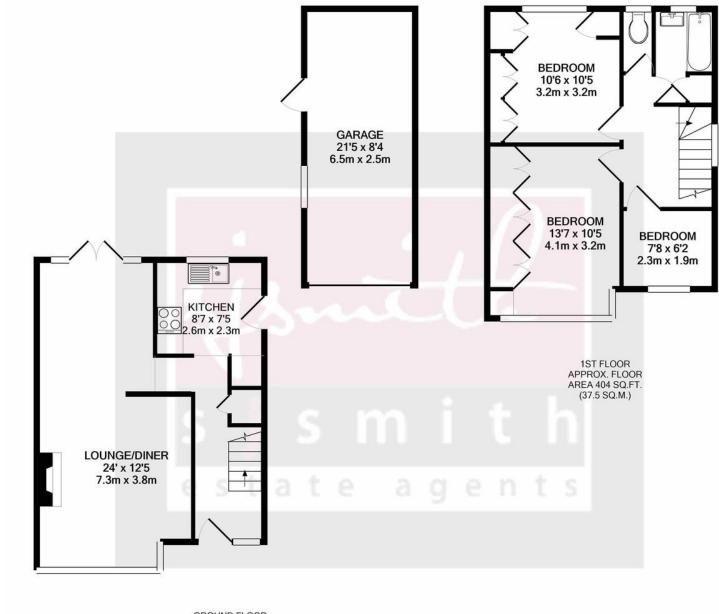
Sinthuja Cain

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new property with them also. They are honest, decent professionals that have a lovely friendly approach would like; also they took amazing pictures of my property which really made it easy and quick to sell for I worked with Chad, Louis and Nicola on the selling of my property in Ashford, and the purchase of a and I cannot recommend them enough. I dealt with other estate agents in the area, with tough sales pitches, and sometimes forcing properties on us, but SJ Smith only contacted us with properties we a good price in this market! Thanks all! Sindy & James



- OWN DRIVE TO DETACHED GARAGE
- GREAT SCOPE TO EXTEND (STPP)
- GOOD CONDITION THROUGHOUT
- 60FT X 45FT SOUTH FACING GARDEN
- PARKING FOR 5 CARS
- 24FT THROUGH LOUNGE DINER
- FITTED KITCHEN
- HIGHLY REQUESTED LOCATION
- EPC RATING BAND D



GROUND FLOOR APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)

## TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92.3 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

A fantastic opportunity to purchase this lovely three bedroom semi detached family home situated on a good size corner plot in this highly requested road in Lower Feltham. Benefits include: a large block paved driveway which leads to a good size detached garage allowing parking for up to five cars. Inside you have an entrance hall that leads to a bright and airy bay fronted lounge diner measuring about 24ft in length with a feature fireplace and french doors overlooking the garden, and also on the ground floor there is a fitted kitchen with an external door to the side access. Upstairs comprises of a master bedroom to the front aspect with a large bay window and fitted wardrobes, a second double bedroom also with fitted wardrobes and a comfortable single bedroom to the front aspect. There is a spacious landing with loft access and a separate WC and two piece family bathroom suite. To the rear is one of the main selling features being the superb mature south facing garden which measures roughly 60ft deep and about 45ft across backing straight onto parkland and allowing wonderful potential to extend the property further should that be required. In our opinion this is an excellent family home ideally situated in desirable road in Lower Feltham that needs to be viewed to be fully appreciated.























