

Why use S J Smith Estate Agents?

Here's some of our Google reviews to tell you why!

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

1 review



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 me with advice which proved valuable. Once I had accepted an offer, Nicola (the sales progression manager) was amazing. She was patient when I was not and helped with communication between all parties. I would recommend SJ Smith to anyone who is selling their property.



Katie Stevens

2 reviews



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



Chris Clark

1 review



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



Sinthuja Cain

1 review



I worked with Chad, Louis and Nicola on the selling of my property in Ashford, and the purchase of a new property with them also. They are honest, decent professionals that have a lovely friendly approach 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 would like; also they took amazing pictures of my property which really made it easy and quick to sell for a good price in this market! Thanks all! Sindy & James



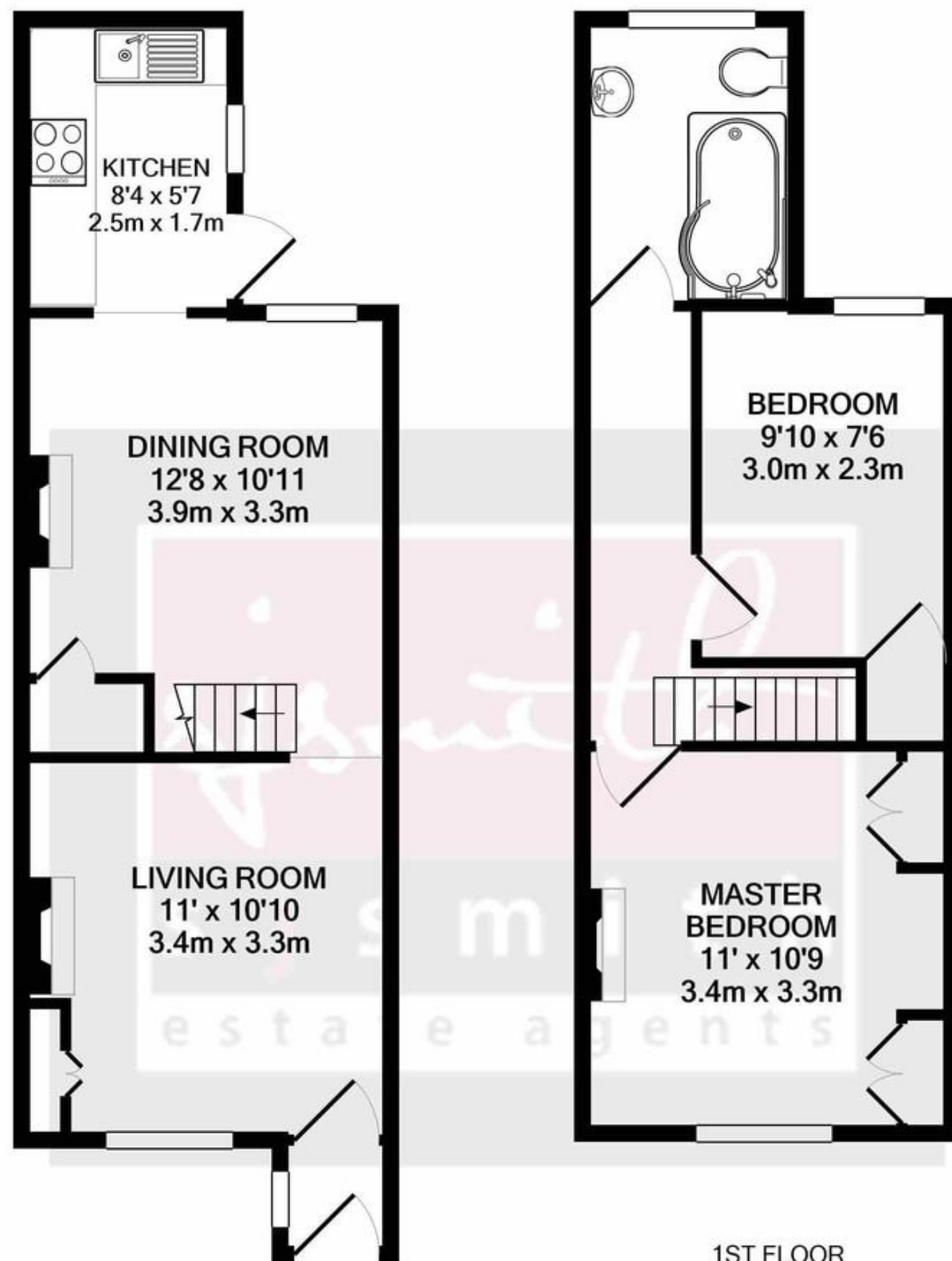
10A Clarence Street
Staines Upon Thames
Middlesex
TW18 4SP

t: 01784 779 100
e: staines@sjsmithestateagents.co.uk
www.sjsmithestateagents.co.uk



25 Farnell Road, Staines-upon-Thames, Surrey, TW18 4HT
£385,000 - Freehold

Spacious character cottage – ideal first purchase! This delightful two-bedroom home offers a two good sized reception rooms, the front lounge offering a stylish feature fireplace. The ground floor also has the kitchen which gives access to the rear garden benefiting from a plastic pergola area and a storage shed as well as rear access. To the first floor there are two good sized bedrooms, both with built in storage, and a modern three-piece bathroom. Additional benefits include a 11'x10' ft loft room and potential to extend (stpp)! Farnell Road is situated with easy access for Staines upon Thames, Ashford and Motorway links. Viewing highly recommended!



1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 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 as to their operability or efficiency can be given

Made with Metropix ©2021

- SPACIOUS CHARACTER COTTAGE
- TWO BEDROOM HOME
- IDEAL FIRST PURCHASE
- GOOD SIZED RECEPTION ROOMS
- KITCHEN WITH GARDEN ACCESS
- PATIO AND LAWN AREAS AND SIDE ACCESS TO THE GARDEN
- MODERN THREE-PIECE BATHROOM
- 11'X10' FT LOFT ROOM & AMPLE STORAGE THROUGHOUT
- POTENTIAL TO EXTEND (STPP)
- GREAT LOCATION FOR STAINES UPON THAMES, HEATHROW AND MOTORWAY LINKS
- VIEWING HIGHLY RECOMMENDED!



Council Tax C (Spelthorne)

Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Lease and service charge information

Tenure: Freehold

Agent note Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.