

## 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](mailto:ashford@sjsmithestateagents.co.uk) [staines@sjsmithestateagents.co.uk](mailto: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! Cindy & James



10A Clarence Street  
Staines Upon Thames  
Middlesex  
TW18 4SP

t: 01784 779 100  
e: [staines@sjsmithestateagents.co.uk](mailto:staines@sjsmithestateagents.co.uk)  
[www.sjsmithestateagents.co.uk](http://www.sjsmithestateagents.co.uk)

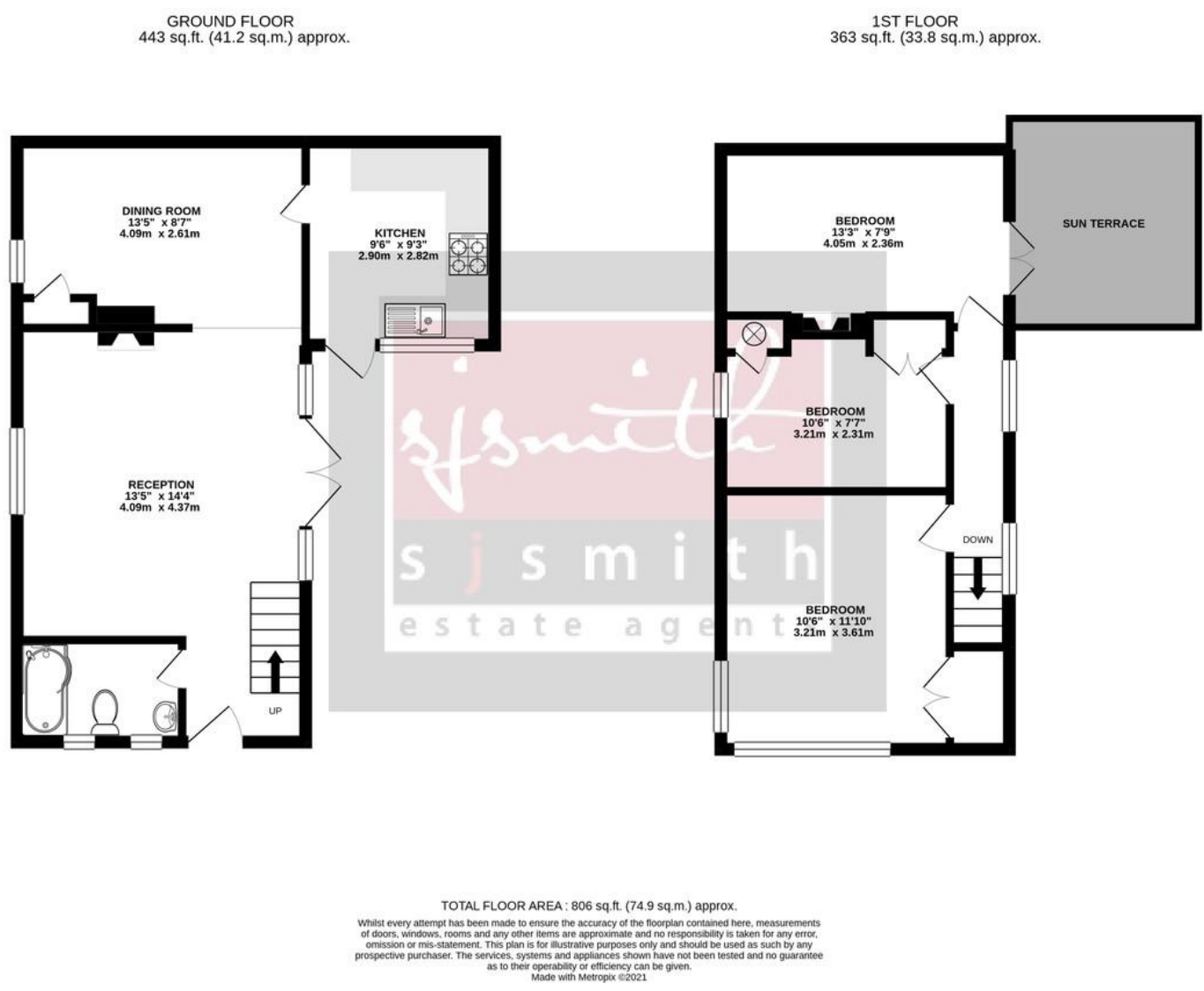


### The Old Boathouse, Blacksmiths Lane, Laleham, Surrey, TW18 1UB Offers In Region Of £485,000 - Freehold

CHARMING THREE BEDROOM COTTAGE MOMENTS FROM THE RIVER THAMES WITH NO ONWARD CHAIN! This beautiful detached three-bedroom cottage is full of character including wood beams, feature fireplaces as well as a good size roof terrace accessible via the master bedroom. The property is welcomed by a good-sized reception room benefitting from French doors to the patio area. Through to the rear there is a dining room and modern kitchen again with access to the patio. To the first floor there are three good sized bedrooms, two with built in storage, and the master with terrace access. Additionally, the property benefits from off street parking, a newly fitted condensing boiler with 7 years warranty, and also current planning permission for a fourth bedroom and upstairs shower room. The property is currently rented through Airbnb. Blacksmiths Lane is located within walking distance from Laleham Village and set moments from the River Thames and Towpath allowing leisurely walks to Staines upon Thames, Laleham, Kingston, Windsor and beyond.



- NO ONWARD CHAIN
- MOMENTS FROM THE RIVER THAMES TOWPATH
- THREE-BEDROOM DETACHED CHARACTER COTTAGE
- BRIGHT AND AIRY THROUGHOUT
- MODERN KITCHEN WITH ACCESS TO THE PATIO
- THREE PIECE FAMILY BATHROOM
- THREE GOOD SIZED BEDROOMS
- MASTER BEDROOM WITH ROOF TERRACE ACCESS
- NEW CONDENSING BOILER WITH 7 YEARS WARRANTY
- OFF STREET PARKING
- CURRENTLY AIRBNB
- PLANNING PERMISSION FOR FOURTH BEDROOM AND SHOWER ROOM



### Council Tax E (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 furnishings 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.