

## 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.

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**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



6 Station Approach

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### 21 Selwood Gardens, Stanwell, Staines-upon-Thames, TW19 7NX

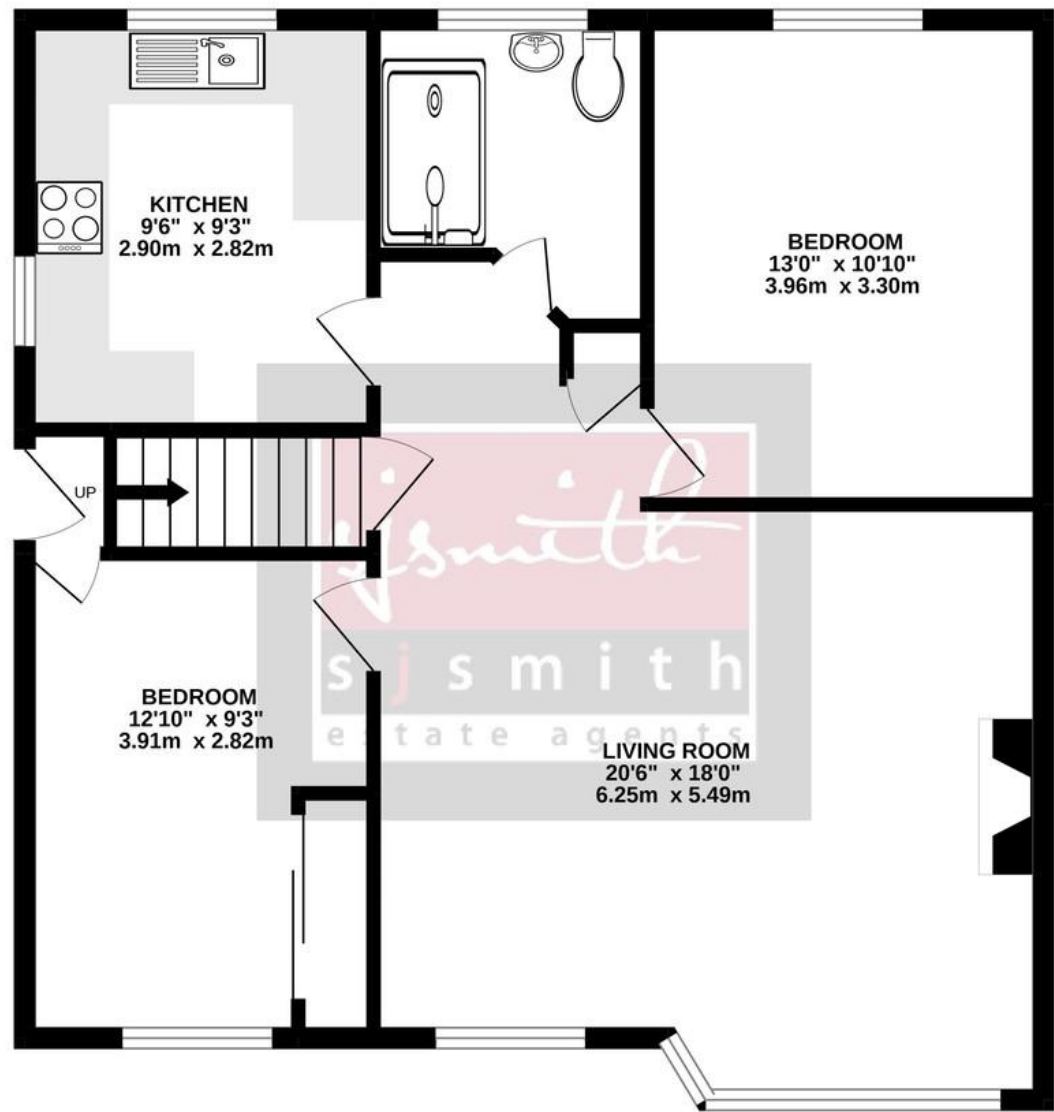
Guide Price £315,000 - Leasehold

A superb opportunity to purchase this spacious first floor two bedroom maisonette which is presented in excellent order throughout and boasts its own fantastic 90ft private garden. Benefits include: entrance hall with stairs leading up to the bright open plan living room with feature fire place and plenty of room for a lounge suite and dining table, two good size double bedrooms, a re-fitted shower room, a nice modern re-fitted dual aspect kitchen, gas central heating, and double glazing throughout. By the far the best feature of this property is the amazing garden which spans some 90ft corner to corner and is mainly laid to lawn and also features a covered alfresco dining area with power, a garden shed and a permanent outdoor dining table and brick-built BBQ. This maisonette has a long lease of about 150 years and would be a perfect first home for someone to enjoy.



- LARGE 90FT PRIVATE GARDEN
- LEASE OF APPROX 150 YEARS
- EXCELLENT CONDITION THROUGHOUT
- RE-FITTED KITCHEN
- RE-FITTED BATHROOM
- EPC RATING BAND D

FIRST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 742sq.ft. (68.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Lease and service charge information, which is all to be verified via solicitors;**  
Tenure: Leashold with a lease f approx. 150 years remaining  
Service Charge: £63 pcm and Ground Rent £100 pa