

Why use S J Smith Estate Agents?

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

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



Sajid Abbasi

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



Abigail P

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



Robert Boyce

Great service from Amir and the team! We tried to sell through an online agent with no success.... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



Lincoln Williamson

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



Katie Jameson

Great service, kept up to date throughout the whole process as the first time selling a home.



Louise Cambray

We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!



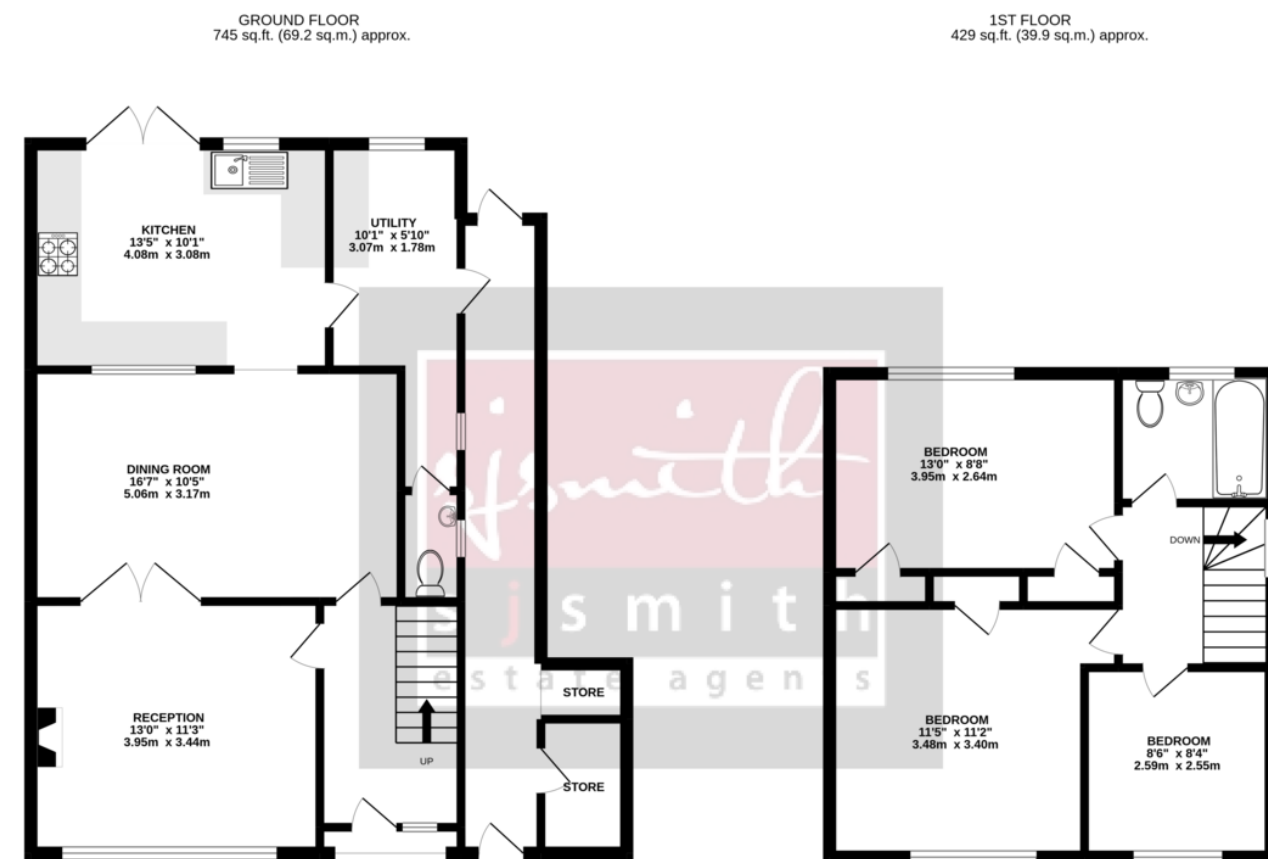
10A Clarence Street
Staines Upon Thames
Middlesex
TW18 4SP

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



5 Kings Close, Staines-upon-Thames, TW18 1JS OIEO £525,000 - Freehold

SPACIOUS THREE DOUBLE BEDROOM FAMILY HOME IN STAINES UPON THAMES! Upon entry you are welcomed by a spacious entrance hall with wood flooring and newly fitted carpeted stairs leading to the first floor. The front reception room offers a good-sized front aspect allowing ample light and a functioning open fireplace. The dining room, in the centre of the property, is a generous size and leads through to the extended kitchen comprising of granite worktops, integrated appliance, ceramic hob, wood cupboards as well as a breakfast bar. From the kitchen you have access to the utility room, downstairs WC and the side passage with storage space. To the first floor there are three double bedrooms, the two larger rooms benefitting from built in storage space. Additionally, the three-piece bathroom has recently undergone a refurbishment including a new power shower and extractor fan. Further benefits include a fully boarded and insulated loft with light, a good-sized garden and off-street parking for multiple vehicles. Kings Close is in a great location for Laleham, Staines and Ashford and is situated within walking distance to local amenities and Matthew Arnold secondary school viewing highly recommended!

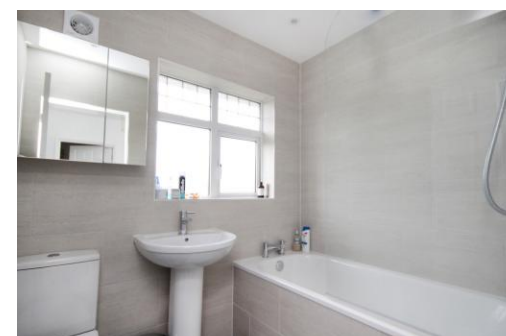


TOTAL FLOOR AREA : 1175 sq.ft. (109.1 sq.m.) approx.

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.

Made with Metropix ©2022

- **THREE DOUBLE BEDROOM FAMILY HOME**
- **TWO SPACIOUS RECEPTION ROOMS**
- **EXTENDED KITCHEN WITH INTEGRATED APPLIANCES**
- **REFURBISHED BATHROOM WITH POWER SHOWER**
- **FULLY BOARDED & INSULATED LOFT WITH LIGHT**
- **UTILITY SPACE, DOWNSTAIRS WC & SIDE PASSAGE WITH STORAGE**
- **GOOD SIZED REAR GARDEN**
- **OFF STREET PARKING FOR MULTIPLE VEHICLES**
- **FURTHER POTENTIAL TO EXTEND (STPP)**
- **GREAT LOCATION FOR LOCAL TOWNS, SCHOOLS AND AMENITIES**



Council Tax D (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.