

## 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](mailto:ashford@sjsmithestateagents.co.uk) - [staines@sjsmithestateagents.co.uk](mailto: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

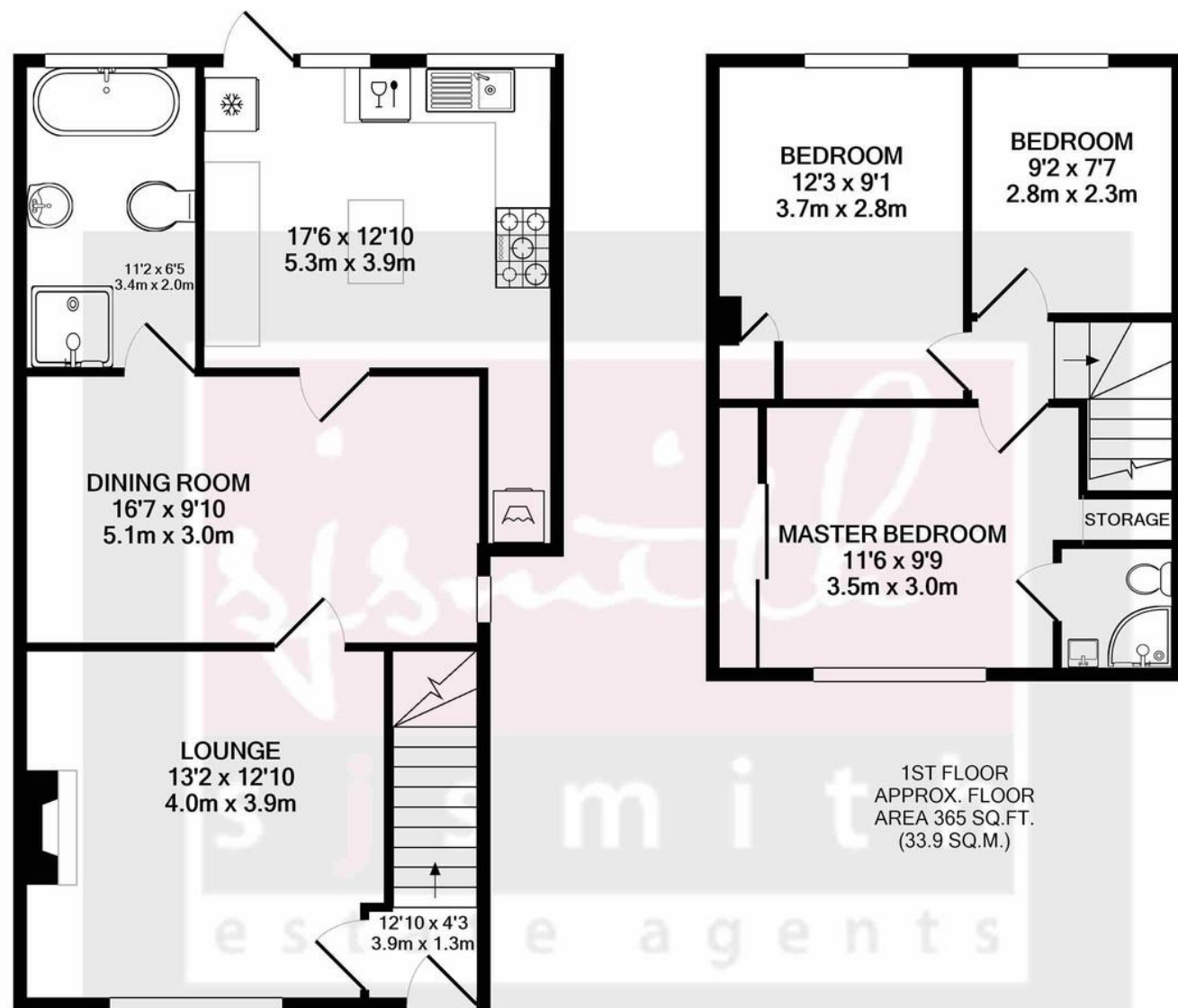
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**24 Northfield Road, Staines-upon-Thames, TW18 2SP**  
**Offers Over £430,000 - Freehold**

NO ONWARD CHAIN - THREE BEDROOM SEMI-DETACHED PROPERTY WITH POTENTIAL TO EXTEND (stpp)! The accommodation includes two spacious reception rooms, the lounge benefitting from a front aspect and feature fireplace, and the dining room with side access and connecting to the kitchen. The modern finish kitchen is complemented by an island-breakfast bar and garden access. On the ground floor there is also the four-piece family bathroom. The three good size bedrooms are found on the first floor, the master including an en suite shower room. Further benefits include off street parking for multiple vehicles. Northfield Road is within walking distance to Laleham Village (0.5 miles), the river Thames towpath (0.3 miles) and is easy reach from Staines train station and town centre, with 458 bus service passing close by, offering a half-hourly service to Kingston Upon Thames and Staines Upon Thames. Numerous school buses also pass close by offering easy transport links to highly regarded local schools.





**GROUND FLOOR**  
APPROX. FLOOR  
AREA 607 SQ.FT.  
(56.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 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 as to their operability or efficiency can be given  
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- NO ONWARD CHAIN
- THREE BEDROOM HOME
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN WITH ISLAND / BREAKFAST BAR
- MASTER BEDROOM WITH EN SUITE

- GROUND FLOOR PIECE FAMILY BATHROOM
- SUNNY REAR GARDEN WITH PATIO AREA
- OFF STREET PARKING FOR MULTIPLE CARS
- POTENTIAL TO EXTEND (STPP)
- GREAT LOCATION TO LOCAL SHOPS AND THE RIVER



## 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.