

## 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.

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**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!



6 Station Approach

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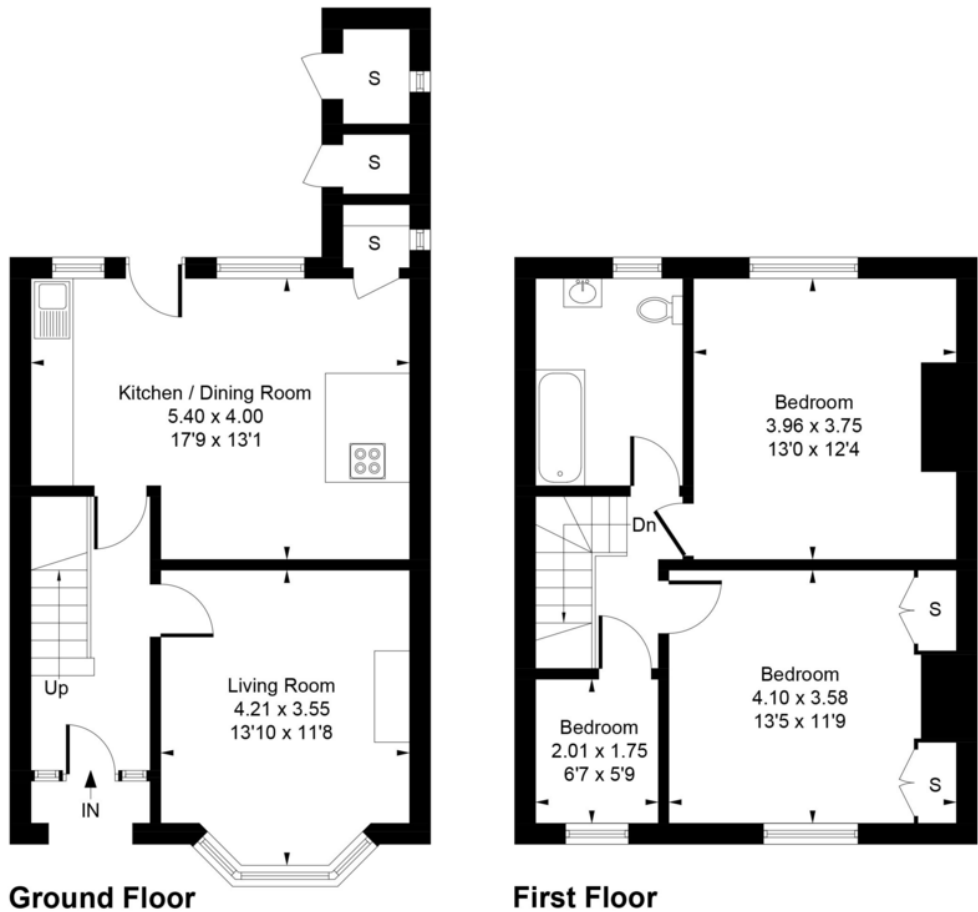
**34 Alfred Road, Old Feltham, TW13 5DJ**  
**Guide Price £510,000 - Freehold**

Ideally situated just ½ mile from Feltham mainline station which offers a quick commute to London Waterloo, and situated in a quiet road of similar period homes is this impressive three bedroom Edwardian terraced home. Improved by the owners in recent years the property briefly comprises of: entrance hall with access to the bright bay-fronted separate living room to the front aspect complete with louvered shutters, there is a kitchen diner which was opened up in 2019 and re-fitted to allow for open plan dining, a separate utility cupboard and access to the garden. On the first floor there are two decent size double bedrooms, a single bedroom, a large bathroom which was replaced in 2020 and access to the spacious loft which is insulated and has lighting. To the rear the property enjoys a considerable size North Westerly facing garden measuring some 60ft in length and also benefits from a side access between this property and the neighbour's home. Additional benefits include a re-placed gas combination boiler in 2018, and the property has also been re-wired throughout in 2018.



- RE-FITTED OPEN PLAN KITCHEN DINER 2019
  - RE-WIRED THROUGHOUT 2018
  - 60FT REAR GARDEN WITH SIDE ACCESS
- SCOPE TO EXTEND (STPP)
  - RE-FITTED BATHROOM 2020
  - EPC RATING BAND D
  - WALKING DISTANCE TO FELTHAM TRAIN STATION

Approximate Gross Internal Area = 91.65 sq m / 987 sq ft



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 purchase.



Council Tax

Spelthorne Borough Council, Tax Band D being £1,924.45 for 2024/25  
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 - £1,924.45

**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.