

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 S J 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!



- SOUGHT AFTER LOCATION
- FURTHER POTENTIAL TO EXTEND
- MODERN KITCHEN/BREAKFAST ROOM
- LARGE LIVING AREA
- FOUR BEDROOMS
- TWO BATHROOMS
- LARGE INTEGRAL GARAGE
- EPC RATING D

Approximate Gross Internal Area = 173.57 sq m / 1868 sq ft
(Including Garage)



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 E being £2,816.70 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

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.

Situated in the sought-after location, Beechwood Avenue, is this outstanding four bedroom family home offering potential to extend further (STPP) as well as being within close proximity of all local amenities including Staines High Street and Station as well as the popular Matthew Arnold School.

The internal accommodation comprises of a spacious entrance hall leading through double doors to a large living area with space for dining area if wanted. This leads out to a large bright modern fitted kitchen again with area for dining/breakfast space offering ample of flexibility throughout the ground floor accommodation, off of the kitchen there is a utility room which leads through to the integral garage measuring an impressive 24.10ft x 21.7ft approx.

To the first floor there is a grand master bedroom which runs above the garage and offers fitted wardrobes and ensuite shower room, there are a further two generous double bedrooms, family bathroom suite and a further fourth bedroom which is a good size single or offers the use as an office space.

Outside you can find substantial rear garden with patio area and the rest laid to lawn with shrub borders, the garden can be accessed via the kitchen and garage. To the front of the property you will find a large drive giving off street parking for several cars.

The property must be viewed to really appreciate the size of accommodation on offer!

