

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.



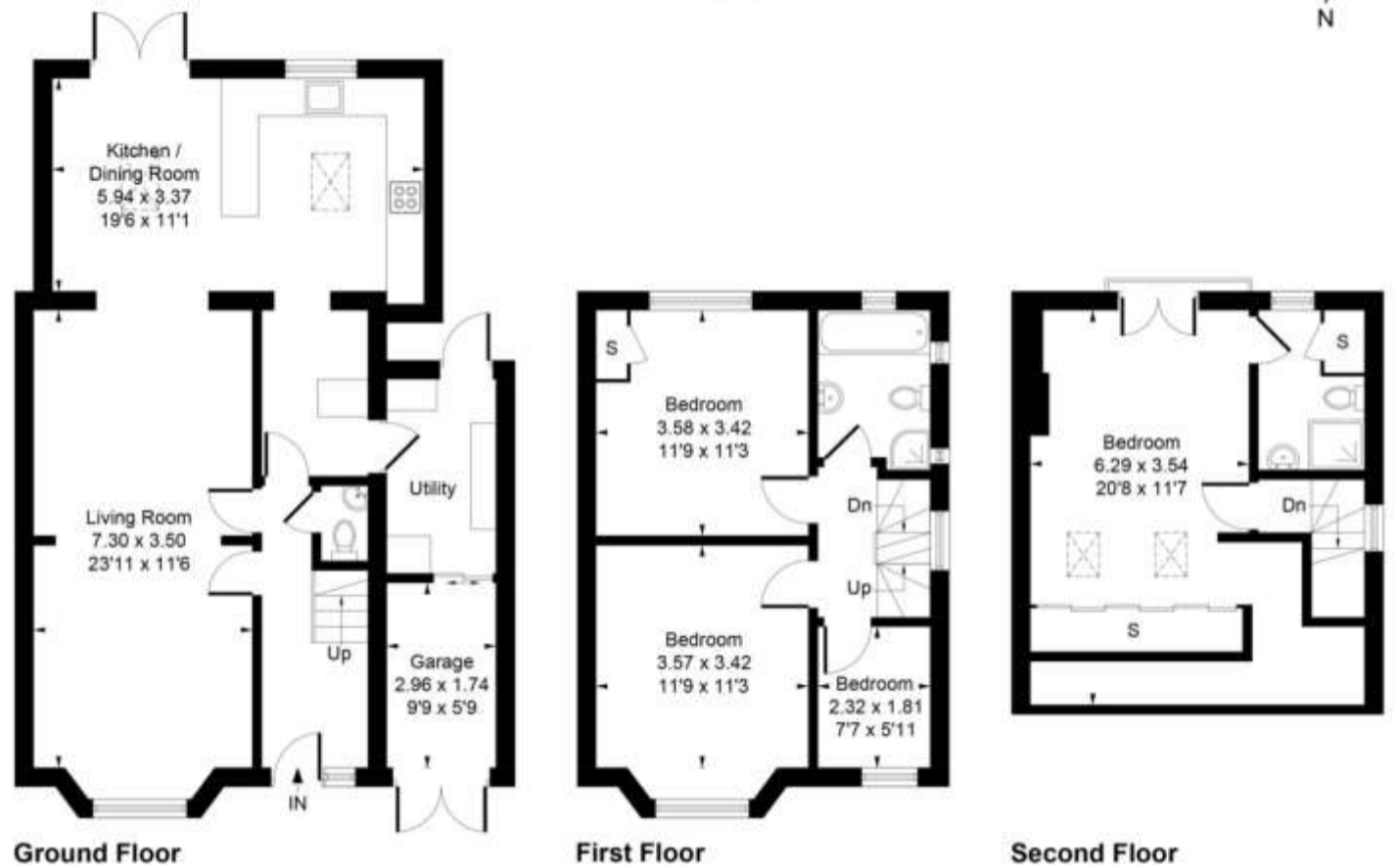
Louise Cambray

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!



- EXTENDED FAMILY HOME
- STUNNING KITCHEN/ BREAKFAST ROOM
- TWO RECEPTIONS
- FOUR BEDROOMS
- TWO BATHROOMS
- UTILITY ROOM
- LARGE GARDEN
- AMPLE OF OFF STREET PARKING
- GARAGE
- EPC RATING BAND TBC

Approximate Gross Internal Area = 149.69 sq m / 1611 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.

A stunning three/four bedroom semi-detached family home with south facing garden, Templedene Avenue is a popular residential road situated within walking distance to popular local schools including Laleham C of E, Stainash parade and the train station.

This spacious family home has been extended and is offered in excellent condition throughout, the property comprises of a spacious lounge which has been opened up to the dining room. A bright and airy open plan kitchen/breakfast room benefitting from white gloss units, ample worktop space with integrated appliances, a five-ring gas hob and breakfast bar. Additional benefits to the kitchen are two sky lights, down lights, and access to the utility room and downstairs cloakroom as well as French doors leading to the rear garden.

To the first floor there are two generous sized double bedrooms, a third single bedroom or office as used by the current owners and a family bathroom also renovated to a stylish finish and offers dual aspects allowing ample natural light, fully tiled and a separate shower. There is a stunning master bedroom to the second floor which offers built in wardrobes and a Juliette balcony overlooking the garden as well as a modern fully tiled en-suite shower room.

The South facing rear garden benefits from a spacious raised decking area and the rest laid to lawn all fully enclosed giving a great amount of privacy. Further benefits include off street parking and garage. Viewings highly recommended to appreciate the space on offer.

