

## 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!



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Middlesex  
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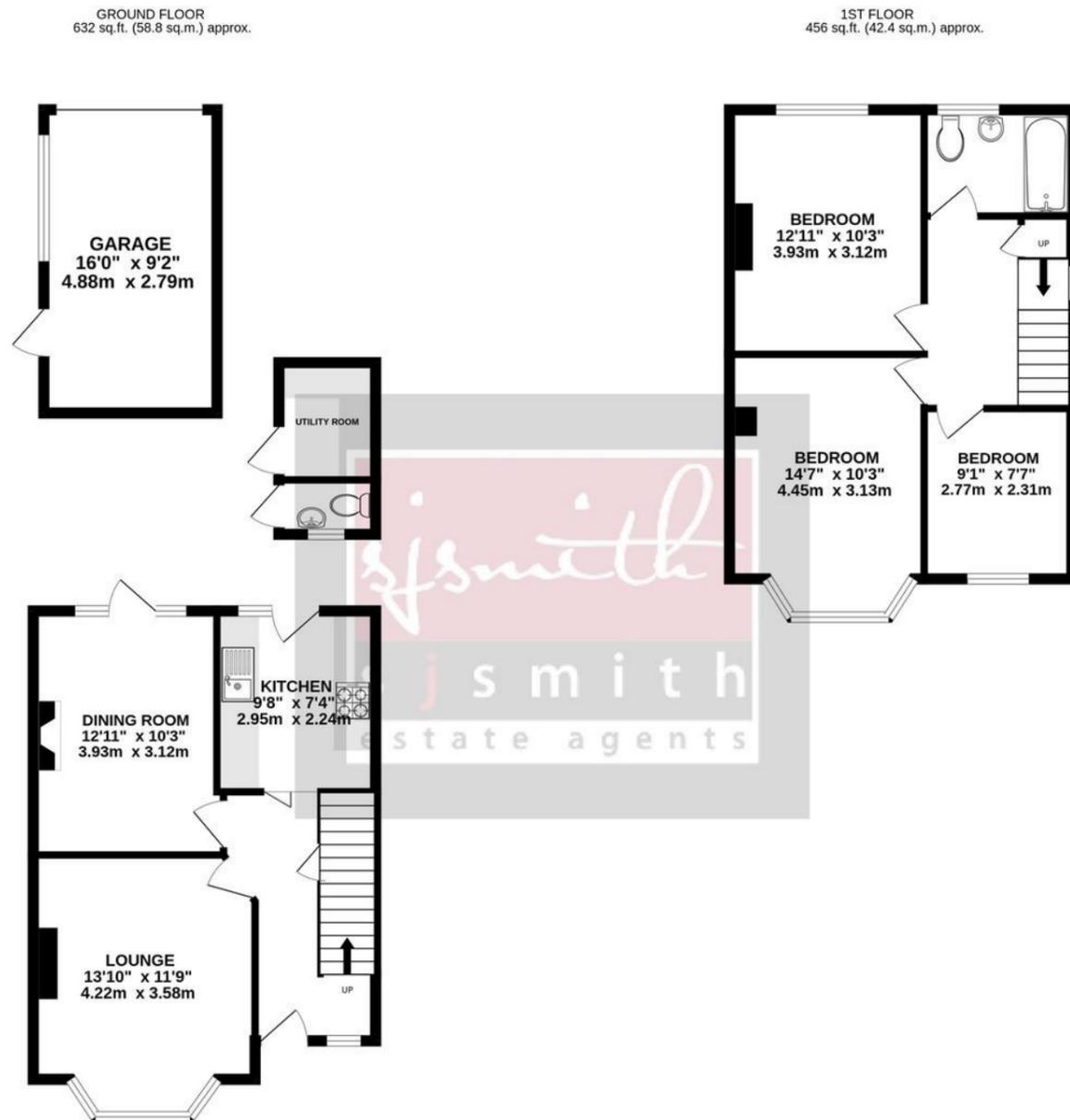
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**22 Spinney Drive, Bedfont TW14 8PN**  
**Guide Price £500,000 - Freehold**

Situated in a sought after road in Bedfont within easy access of Hatton Cross Tube station and Feltham mainline station is this lovely three bedroom semi detached family home with it's own driveway and 75ft private garden. Offered with NO ONWARD CHAIN the property benefits from: an own driveway to the front with parking for more than one car, entrance hall, a bright and airy bay fronted living room to the front aspect, separate dining room which overlooks the garden and a fully fitted galley style kitchen. On the first floor there are two good size double bedrooms, a decent single bedroom and a white three piece family bathroom suite. There is a access to the large loft space which could be converted to more accommodation if required as others have in the street and to the rear of the property is an impressive 75ft Easterly facing garden, with brick built utility room, outdoor WC and detached single garage which could be accessed via the service road to the rear. Viewings come highly recommended!

- NO CHAIN
- 75FT EASTERLY FACING GARDEN
- OWN DRIVEWAY
- GARAGE
- POPULAR LOCATION
- GREAT SCOPE TO EXTEND TO THE REAR AND INTO THE LOFT (STPP)
- LESS THAN 2 MILES FROM FELTHAM STATION AND HATTON UNDERGROUND TUBE STATION
- EPC RATING BAND D



### Council Tax

Spelthorne Borough Council, Tax Band D being £1,881.52 for 2023/24

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.