

Here's some of our reviews to tell you why! Why use S J Smith Estate Agents?

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 - staines@sjsmithestateagents.co.uk

S ****

Sajjid 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.

***** A

Abigail P

can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us Our overall experience with s i smith has been great. Everyone we have dealt with has been brilliant and after a difficult chain and original one falling through. Thank youll

R ****

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

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 and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



Great service, kept up to date throughout the whole process as the first time selling a home.



Louise Cambray

the time to listen to what was important to us. He was always available to talk things through and help great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is solve any issues. Nothing was ever too much trouble, and he continually went over and above process as painless as possible. We are very grateful to both of them for all of their help!

84 Wood Road, Shepperton, TW17 0DP

Guide Price £800,000 Freehold

- SELF-CONTAINED ANNEX
- REFURBISHED IN 2017
- OWN DRIVEWAY WITH PARKING FOR THREE CARS
- 50FT PRIVATE REAR GARDEN
- THREE BATHROOMS
- OPEN PLAN KITCHEN DINER WITH ISLAND AND BI-FOLDING DOORS
- FIVE BEDROOMS
- EPC RATING BAND C

Council Tax

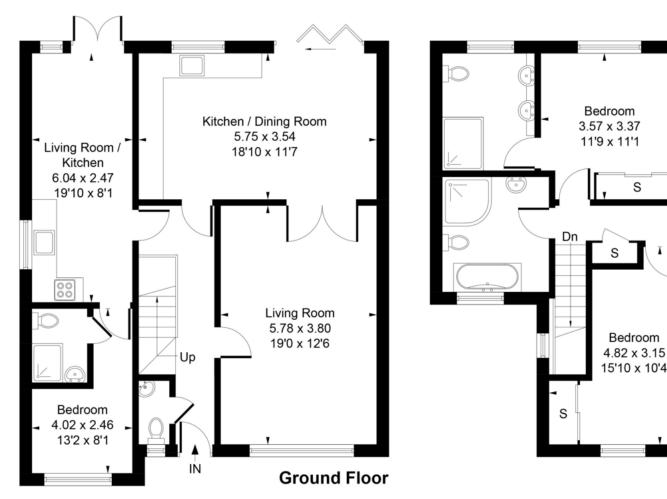
Spelthome Borough Council, Tax Band F being £3,328.84 for 2024/25 Council tax bands can be reassessed by local

authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

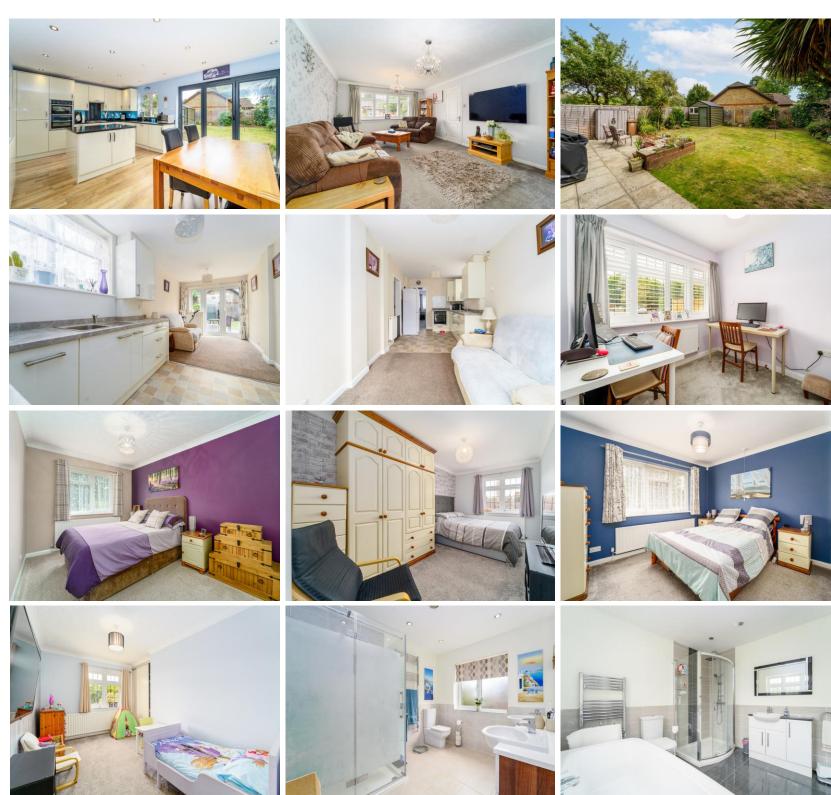
Agent note. Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electic). Room sizes should not be relied upon for carpets or funishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any fumitue/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and heir accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.

An impressive four/five bedroom detached family home which has been the subject of many improvements by the current owners since 2017 to now include a self-contained Annex.

Tucked away down a quiet side road in the highly requested Shepperton Village within easy reach of the Saxon Primary School, Shepperton Studios and local parks. Further benefits include: entrance hall with "Karndean" flooring and a downstairs WC, a spacious 19ft6 x 12ft6 living room lies to the front aspect with French doors leading out to the lovely modern re-fitted kitchen diner complete with Island, integrated appliances and "Granite" work surfaces, along with bi-folding doors opening out to the private rear garden. Also on the ground floor is access to the impressive one bedroom self-contained Annex which comprises of a bedroom with ensuite shower room and it's own living room with fully fitted open plan kitchen, there is also direct access out to the garden from the Annex. On the first floor there are four excellent size bedrooms, all with fitted wardrobes, the master of which has a refitted ensuite shower room and there is also a nicely re-fitted four piece family bathroom suite. To the rear is a mature and well-kept private garden of about 50ft in length which is not overlooked and mainly laid to lawn.



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.





Bedroom

3.56 x 2.53

11'8 x 8'4

S

S

Bedroom

4.79 x 2.51

15'9 x 8'3

First Floor

Viewings come highly recommended for this impressive versatile detached family home.