



Mr D Ginger – 5*

Would thoroughly recommend! Chad and the team have kept us well informed all the way through the process, even during the difficult lockdown period and have made all parts of the journey as stress free as possible.

Mr S Dymo – 5*

Chad at Smiths was very very good. Great communication. Very helpful, would like to thank Chad and Nicola for all their help. Done a great job. Would definitely recommend Smiths.

Mr K Ziolkowski – 5*

Hello everyone. I just sold my property with S.J. Smith and I'm really happy with my decision. They are very professional. Special thanks to Mr Robert who has done professional valuation of the property, professional photos and professional advice. Special thanks for Mr Chad who has been with me through whole process of selling. He always been available (even when days off), very active in communication with other involved parties. I can honestly recommend SJ Smith as a really professional team.

Mr M Muggeridge – 5*

I was extremely happy with the service I received from the beginning; with Louis and Chad who looked after the negotiation and sale of the property, right through to the completion of the sale with Nicola. Nicola was incredibly efficient with all the paperwork which needed completing and continued to keep me updated and in the loop throughout the process. She was helpful and offered exceptional customer service. I would not hesitate to recommend this

Mr J – 5*

There is a reason why you see so many SJ Smith sale boards around Sunbury, Ashford and Staines compared to the other companies! As first time buyers we had no idea what to expect but from start to finish the service we received from them was exceptional. Louis showed us around the property and was very professional. No hard sale and let us take our time also very knowledgeable answering my questions about the property and surrounding area. He and Chad helped secure the sale through negotiating and agreeing a price. Nicola was an absolute god send during the process and helped keep us sane throughout. Quick to respond to our queries and persistent with keeping things moving. We are now settled in our new home and forever grateful to SJ Smith for their efforts in making it happen!

Mr J O'Shea – 5*

Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

Mrs W Teverson – 5*

We originally signed up with Purple Bricks (purely cost saving) but Chad tempted us to give S J Smith an opportunity – and I admit it is a different service to that of an online agency, you get what you pay for and they provided a professional service all the way through, we were delighted and would highly recommend this local agency to anyone buying or selling in the area.

Mr D Tomlinson – 5*

The staff at SJ Smith were great and made the moving process go as smoothly as possible. A big thank you.

Mrs A J Tyler – 5*

Great service from start to finish. Lovely friendly service from Louis and Rob and exceptional after sales service from Nicola. Highly recommended.



29 Avon Road, Sunbury-on-Thames, TW16 7SZ

Guide Price £625,000 Freehold

- **TWO RE-FITTED SHOWER ROOMS**
- **EXCELLENT CONDITION THROUGHOUT**
- **OWN DRIVEWAY TO GARAGE**
- **RE-FITTED KITCHEN 2014**
- **RE-PLACED WINDOWS 2012**
- **CAVITY WALL INSULATION ADDED 2009**
- **SUPERB 50FT X 47FT SOUTH FACING GARDEN**
- **EPC RATING BAND C**

Council Tax

Spelthorne Borough Council, Tax Band F being £3,328.81 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 superb extended five bedroom, two bathroom family home tucked away at the end of a quiet cul-de-sac and presented in excellent condition throughout.

Benefits include: an own driveway to an integral garage with power and light and further potential to make the driveway larger if required for additional parking spaces. The front door leads into the large open entrance hall with the large bright dual-aspect lounge diner greeting you and stairs leading to the first floor. Off the living room is the good size and well appointed kitchen with a gas hob and space for all the other usual appliances, off the kitchen is a separate utility room and a modern downstairs shower room which was re-fitted in 2020.

The first floor comprises of four double bedrooms, three of which have fitted wardrobes and one of which is currently set up as a large study with fitted office furniture. There is also a fifth single bedroom, access to the large loft space and another modern shower room which was re-fitted in 2015.

To the rear the property enjoys a lovely landscaped rear garden which is South Facing and measures approx. 50ft x 47ft and has a decked area, water feature, lawn and shrub borders along with a side access to the front of the house.

A wonderful property to suit a growing family. Viewings come highly recommended!



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.

