

**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 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 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.

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 J O'Shea – 5 *
Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.**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.**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 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 sell 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!

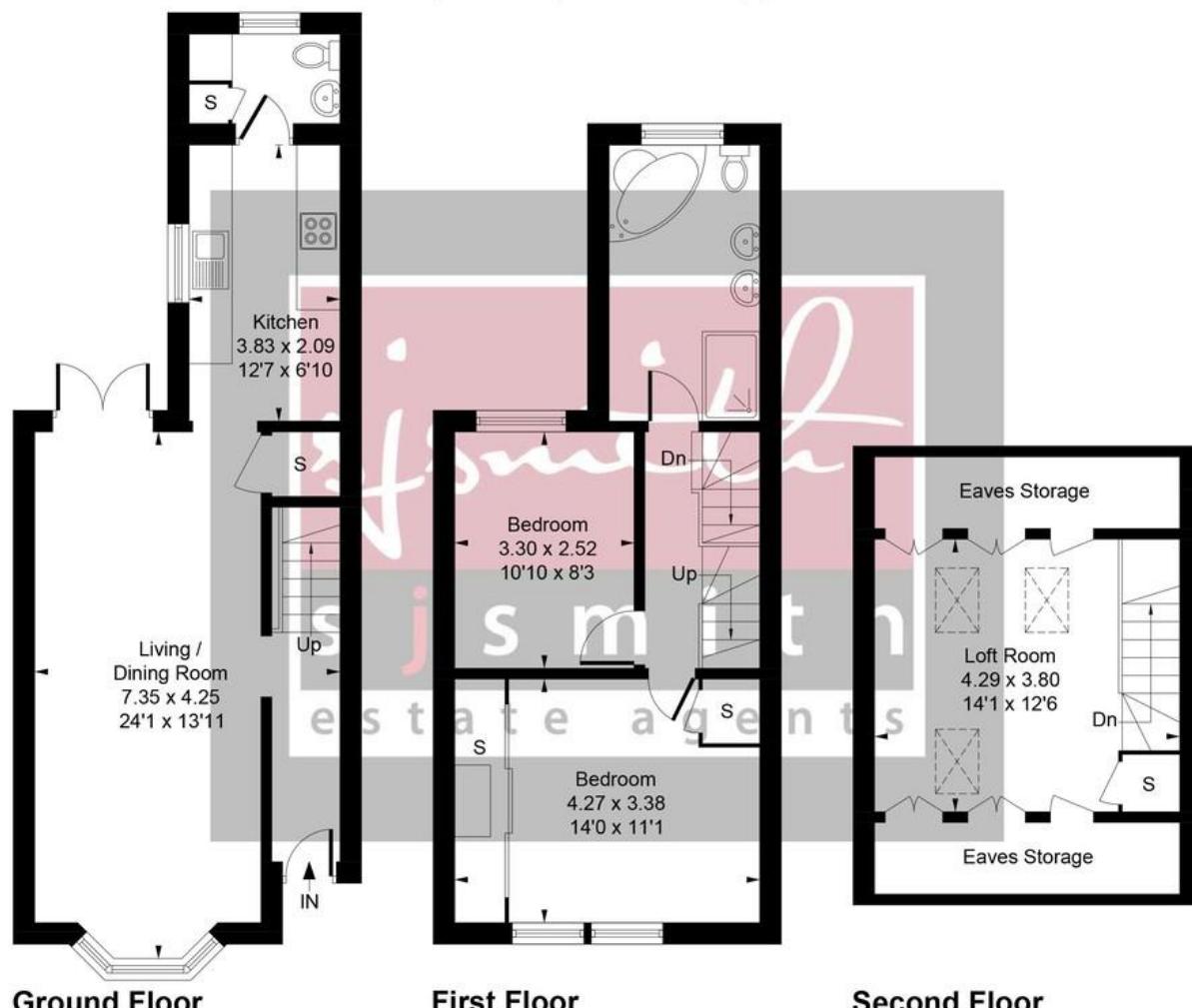
Mrs A J Tyler – 5*

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



- **MODERN TERRACED FAMILY HOME**
- **OPEN PLAN LIVING/DINING ROOM**
- **TWO DOUBLE BEDROOMS**
- **NEWLY CONVERTED LOFT SPACE**
- **SPACIOUS FAMILY BATHROOM**
- **DOWNSTAIRS W.C**
- **AMPLE STORAGE**
- **CLOSE TO LOCAL AMENITIES**
- **EXCELLENT TRANSPORT LINKS**
- **EPC RATING BAND C**

Approximate Gross Internal Area = 94.64 sq m / 1019 sq ft
(Excluding Eaves Storage)



Ground Floor

First Floor

Second Floor

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 purchaser.

Council Tax

Spelthorne Borough Council, Tax Band D being £2,085.82 for 2025/26

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.

Nestled within a highly sought-after residential road, this charming two/three double bedroom character home perfectly blends period charm with contemporary design. Ideally positioned just 0.7 miles from Feltham Mainline Station and within close proximity to well-regarded local schools and the vibrant amenities of Bedfont and Feltham High Street, this beautifully remodelled home is ready to move straight into.

The property has been refurbished to an exceptional high standard by the current owners, offering thoughtfully designed and well-balanced accommodation throughout. Upon entering, a welcoming hallway leads into the spacious open-plan reception room, featuring defined sitting and dining areas. This dual-aspect space is filled with natural light from the attractive bay window and patio doors opening directly to the rear garden - creating a perfect setting for both relaxing and entertaining.

The sleek, modern kitchen is a real highlight, fitted with quartz worktops, soft-close cabinetry, and integrated appliances including an induction hob, double oven/microwave and dishwasher. A stylish breakfast bar provides additional seating and workspace. Beyond the kitchen lies a convenient utility/WC room, with space for both a washing machine and tumble dryer. Both the kitchen and utility room benefit from underfloor heating, adding a touch of luxury.

The first-floor split-level landing, a charming feature of homes from this era, separates the bedrooms from the bathroom. The family bathroom is beautifully appointed with underfloor heating, a double shower cubicle, corner bath with overhead shower, dual sinks, heated towel rail, and mirrored cabinet – ideal for busy family mornings. There are two generous double bedrooms, with the rear bedroom enjoying views over the garden and exposed original floorboards, while the master bedroom offers full-length fitted wardrobes and ample space for furnishings.

A staircase leads to a converted loft space, currently arranged as a third bedroom but equally suitable as a home office, studio, or additional storage area, complete with useful eaves storage. Outside, the rear garden provides an inviting space for outdoor living, featuring a slate patio, shingled dining area, lawn with mature shrub borders, and a practical storage shed. Further benefits include modern sash window, stylish column radiators, and tasteful décor throughout – perfectly complementing the home's character and charm. This property truly offers the best of both worlds – classic period features blended with modern convenience, all in a prime location ideal for families and commuters alike.

