

**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 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 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 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.

- **SEMI DETACHED FAMILY HOME**

- **3 DOUBLE BEDROOMS**

- **GROUND FLOOR W/C**

- **OFF STREET PARKING**

- **OUTBUILDING**

- **CLOSE TO LOCAL AMENITIES**

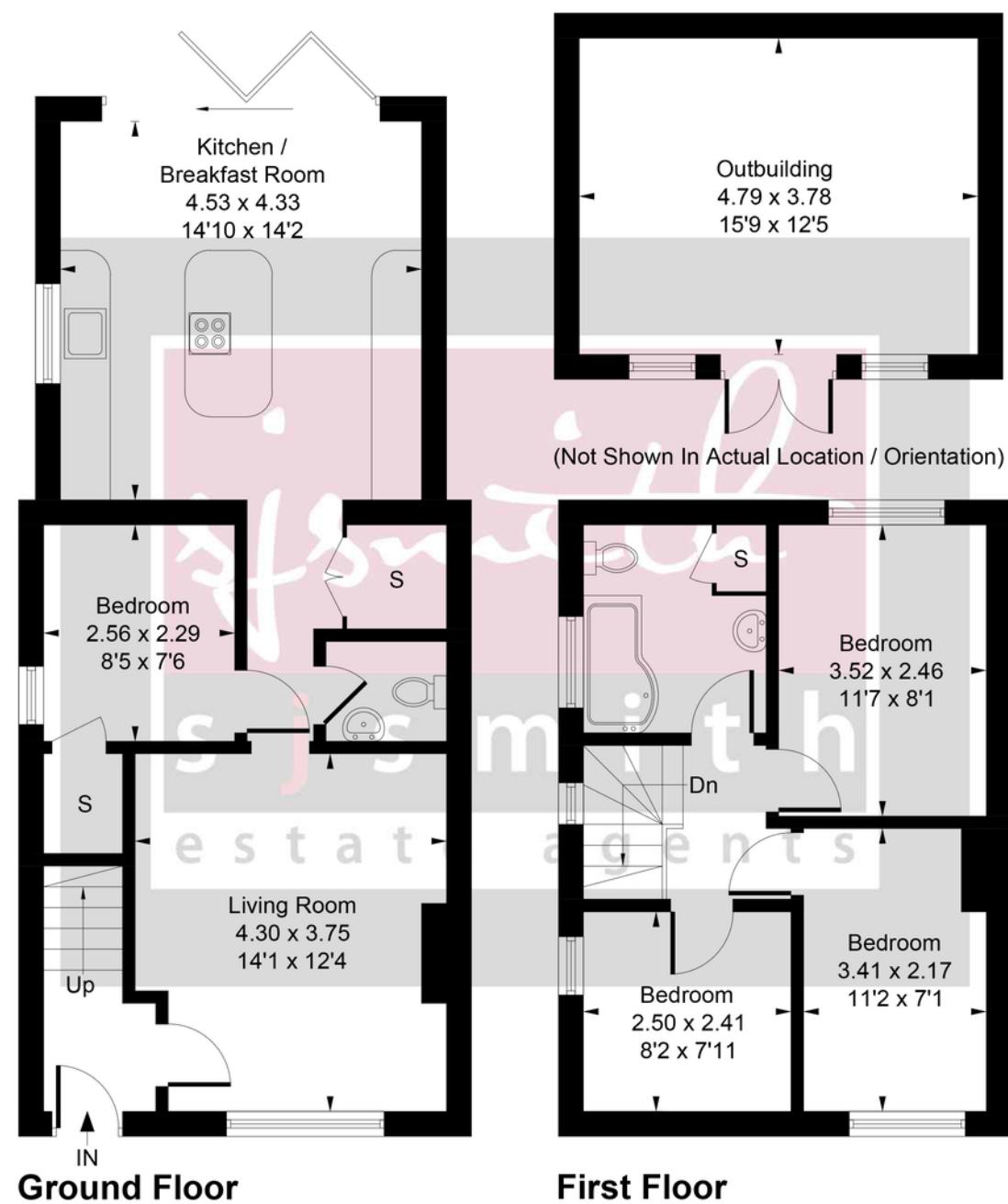
- **1 MILE FROM THE STATION**

- **EPC RATING BAND D**

Approximate Gross Internal Area = 90.32 sq m / 972 sq ft

Outbuilding = 18.52 sq m / 200 sq ft

Total = 108.84 sq m / 1172 sq ft



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 £2,412.78 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 furnishings 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.

Located on the popular Desford Way, this versatile three / four bedroom semi-detached family home offers generous and flexible accommodation, including an extended kitchen, large rear garden, and a detached annex, ideal for additional bedroom space or multi-generational living. The property opens into a charming front reception room featuring a characterful chimney breast and wood-burning effect fireplace, creating a welcoming and cosy space. Beyond the main reception room is a ground-floor double bedroom, along with a modern WC and a useful storage/utility cupboard, perfectly suited for laundry and household essentials.

To the rear, the property has been thoughtfully extended to create a stunning open-plan kitchen, finished with sleek high-gloss units, quartz worktops, and a central island/breakfast bar incorporating an induction hob and overhead extractor. Bi-folding doors complete the space, opening directly onto the rear garden and allowing for excellent natural light and seamless indoor-outdoor living.

The first floor comprises three well-proportioned bedrooms, all suitable for family use, along with a contemporary family bathroom. The bathroom is finished to a high standard, featuring a stylish freestanding bath with shower fitting positioned overhead, WC, wash basin, and a black heated towel rail. The space is complemented by modern tiling, patterned flooring, and a window providing natural light and ventilation, creating a practical yet elegant setting.

Externally, the rear garden offers a large patio area ideal for entertaining, with a pathway running alongside a well-maintained lawn. The garden rises to an elevated rear section with an additional patio and, most notably, a detached wooden cabin. This impressive space provides further bedroom accommodation and benefits from a functioning toilet and its own air conditioning, making it comfortable and usable throughout the year. Further benefits include off-street parking and gas central heating to the main house.

