

**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.



- NO ONWARD CHAIN
- TWO ENSUITE DOUBLE BEDROOMS
- SELF CONTAINED BEDROOM AREA
- GROUND FLOOR W/C
- LARGE MAIN RECEPTION ROOM
- STUNNING KITCHEN DINER
- OFF STREET PARKING
- INTEGRAL GARAGE
- PRIVATE BALCONY
- EPC RATING BAND TBC

Approximate Gross Internal Area = 189.22 sq m / 2037 sq ft
(Including Garage)



Council Tax

Spelthorne Borough Council, Tax Band F being £3,485.13 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.

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.

Offered to the market with no onward chain, this substantial and thoughtfully extended four-bedroom detached family home provides exceptionally versatile accommodation, generous proportions throughout, and open views to the rear over neighbouring fields. The property is approached via ample off-street parking, complemented by an integral garage, making it well suited to a home of this size.

Upon entry, a welcoming and inviting entrance hallway immediately sets the tone, providing access to a modern fitted cloakroom, the principal reception room, and the impressive kitchen/dining space. The main reception room, measuring approximately 21' x 15', is beautifully presented and furnished in a contemporary style that perfectly complements the scale and finish of the property. This room offers a comfortable yet refined setting for everyday living and entertaining. The heart of the home is the stunning kitchen/dining room, finished with sleek, modern cabinetry and contrasting work surfaces, the kitchen is both stylish and highly functional. A central island with breakfast bar seating creates a natural social hub, while integrated appliances, extensive storage, and generous worktop space cater perfectly to modern family life. The dining area comfortably accommodates a large table, ideal for entertaining, and the space is flooded with natural light. A separate utility room provides additional practicality and storage.

To the first floor, the accommodation is particularly impressive. There are two principal bedrooms, both benefitting from dressing rooms and ensuite bathrooms. One of these is located within the extended section of the house and is accessed via its own staircase, creating a self-contained suite ideal for multi-generational living or guest accommodation. This suite also includes its own living room and enjoys a Juliet balcony, enhancing the sense of space and independence. The second principal bedroom also enjoys generous proportions and features a private balcony, along with its dressing room and ensuite. Bedroom three is a well-sized double, while bedroom four is a comfortable single room, currently utilised as a home office.

Externally, the rear garden is a notable feature, measuring approximately 60 feet in length with an excellent width. The garden backs directly onto open fields, offering a pleasant outlook and a strong sense of privacy ideal for families and outdoor entertaining. Overall, this is a highly versatile and impressive home, combining modern living with flexible accommodation, generous outdoor space, and a desirable setting.

