



**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 Muggridge – 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 the whole process of selling. He always been available (even when days off), very active in communication with other involved parties. I can honestly recommend S.J Smith as a really professional team.

**Mr D Tomlinson – 5\***  
The staff at S.J Smith were great and made the moving process go as smoothly as possible. A big thank you.

**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 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 S.J 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 S.J Smith for their efforts in making it happen!



6 Station Approach  
Ashford  
Middlesex  
TW15 2QN



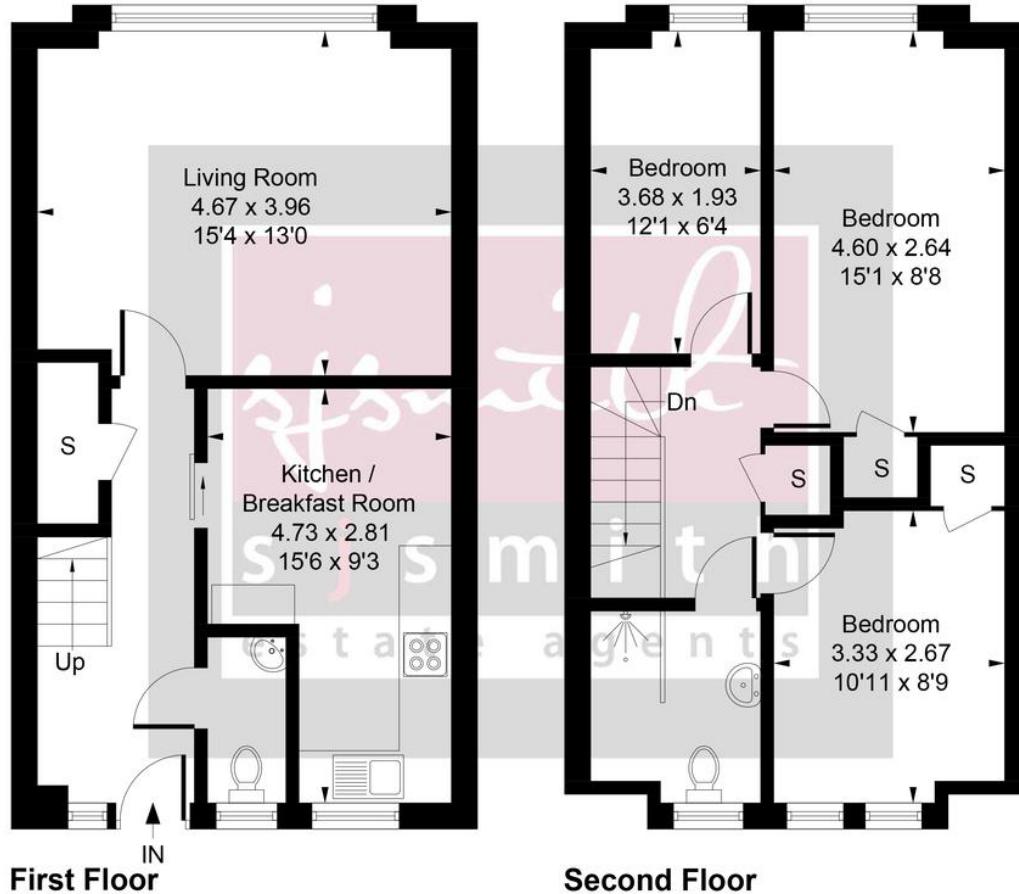
## 11 Killigrew House, Percy Bryant Road, Sunbury-on-Thames, TW16 7BT Offers Over £300,000 - Leasehold

Offered to the market with no onward chain and the lease to be extended upon completion, this spacious first-floor, three double bedroom split-level maisonette is conveniently positioned within easy reach of Sunbury Cross, Tesco, and Sunbury mainline train station, making it ideal for commuters and families alike. The property is accessed via a welcoming entrance hallway, flooded with natural light from the generous reception room positioned across the rear of the home. The hallway also provides access to a modern fitted WC and a well-appointed kitchen, featuring a range of fitted units, ample worktop space, and room for appliances. The kitchen is of a size that comfortably accommodates a breakfast or dining table. The main reception room is a particularly impressive feature, measuring approximately 15' x 13', and offers excellent versatility with clearly defined space for both sitting and dining areas. The first floor comprises three well-proportioned double bedrooms, with fitted storage to both the principal and second bedrooms, along with an additional storage cupboard off the landing. The third bedroom is also a generous double and would lend itself equally well as a home office or guest room if required. A newly appointed bathroom completes the accommodation, finished to a modern standard with stylish marble-effect panelling and a contemporary walk-in shower, providing a sleek and practical space.

- NO ONWARD CHAIN
- THREE BEDROOMS
- GROUND FLOOR W/C
- THE LEASE IS BEING EXTENDED UPON COMPLETION TO 990 YEARS

- BRIGHT AND SPACIOUS LIVING AREA
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- EPC RATING BAND C

Approximate Gross Internal Area  
82.50 sq m / 888 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 C being £2,144.69 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

### Lease and service charge information, all to be confirmed via solicitors;

Tenure: Leasehold – Lease will be extended to 990 years with completion of the sale

Service Charge: £1,362.24 PA

Ground rent: £10 PA

**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.