



**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 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 SJ 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 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 – 5\***  
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.



6 Station Approach  
Ashford  
Middlesex  
TW15 2QN



**7 Howard Close, Sunbury-on-Thames, TW16 7TQ**

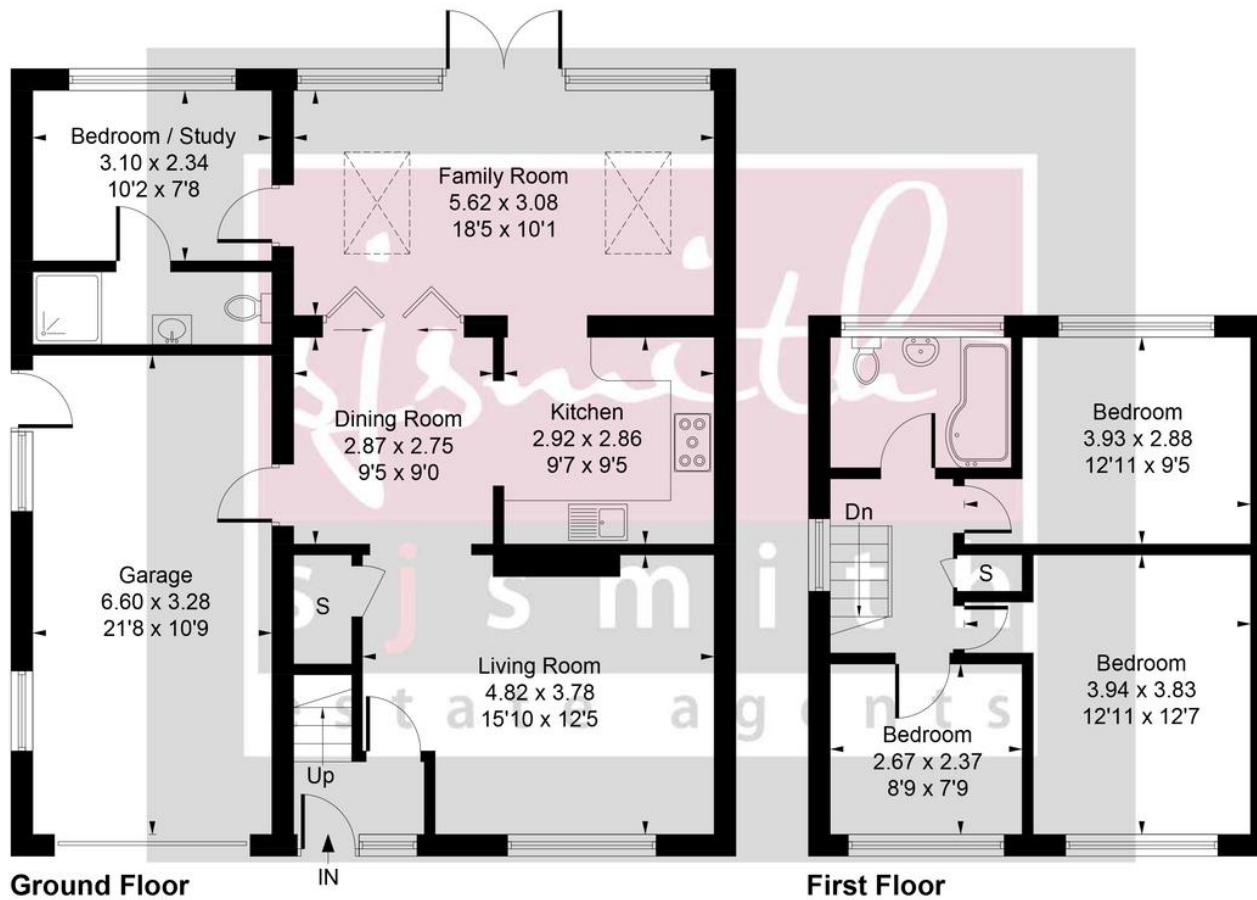
**O.I.E.O £700,000 - Freehold**

Situated in a quiet and well regarded residential close, this well proportioned four bedroom semi detached family home offers versatile living space, a garage and excellent potential for modern family life in the heart of Sunbury-on-Thames. The ground floor provides a welcoming entrance hall leading to a bright and spacious living room, ideal for relaxing or entertaining. To the rear, the property benefits from a separate dining room and a fitted kitchen, which flows through to a generous family room with double doors opening onto the garden - creating a superb hub for everyday family living. A useful ground floor study/bedroom four and en-suite add flexibility, making the layout ideal for home working or guests. Upstairs, the first floor comprises three well sized bedrooms, all served by a family bathroom. The bedrooms are comfortably proportioned, offering ample space for wardrobes and additional furniture. Externally, the property enjoys a private rear garden, perfect for outdoor dining and family enjoyment. To the front, there is access to an integral garage, providing secure parking and additional storage. Howard Close is conveniently located for local schools, shops, and transport links, with Sunbury station, the River Thames, and a variety of parks and leisure amenities all within easy reach. The area also benefits from excellent road connections via the M3 and A316.

- SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- EXCELLENT TRANSPORT LINKS
- GARAGE
- POTENTIAL TO EXTEND (STPP)

- GENEROUS 70FT SOUTH FACING CORNER PLOT REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- 0.6 MILES TO THE STATION
- EPC RATING BAND D

Approximate Gross Internal Area = 137.03 sq m / 1475 sq ft  
(Including Garage)



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 E being £2,948.95 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

Tenure: Freehold

**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.