

**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.



- **END OF TERRACE CHARACTER HOME**
- **BEAUTIFULLY MODERNISED WITH PERIOD FEATURES**
- **INVITING SITTING ROOM WITH TWO FIREPLACES**
- **SPACIOUS 28' KITCHEN/DINING ROOM**
- **UTILITY, GROUND FLOOR W/C AND FURTHER RECEPTION ROOM**
- **FOUR BEDROOMS, THREE ARE DOUBLES, ONE ENSUITE**
- **MODERN FAMILY BATHROOM**
- **OFF STREET PARKING AND GARAGE STORAGE**
- **AIR CONDITIONING TO MASTER BEDROOM & KITCHEN**
- **EPC RATING BAND TBC**

#### Council Tax

Hounslow Borough Council, Tax Band E being

£2,549.34 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.

This stunning four-bedroom end-of-terrace character home has been beautifully modernised while retaining a wealth of period charm and the features you would expect from a property of this age. A welcoming entrance hallway sets the tone and opens into the homely sitting room, a wonderfully inviting space featuring two charming fireplaces and elegant wood panelling. Generous in size yet warm and intimate, this room comfortably accommodates the whole family while maintaining a cosy, welcoming feel. The rear of the property is the true heart of the home, where an impressive 28' kitchen/dining room provides a superb family and entertaining space. A striking glazed roof lantern floods the room with natural light, enhancing the sense of space throughout. The kitchen is fitted with granite worktops, an extensive range of wall and base units, and a sleek mosaic tiled splashback, all beautifully finished around a statement range cooker. The dining area sits perfectly alongside the kitchen, enjoying views across the rear garden, with double doors opening directly onto the patio, seamlessly blending indoor and outdoor living. Positioned just off the kitchen is a separate utility room, continuing the granite worktops and offering space for a washing machine, tumble dryer, additional sink, and further storage.

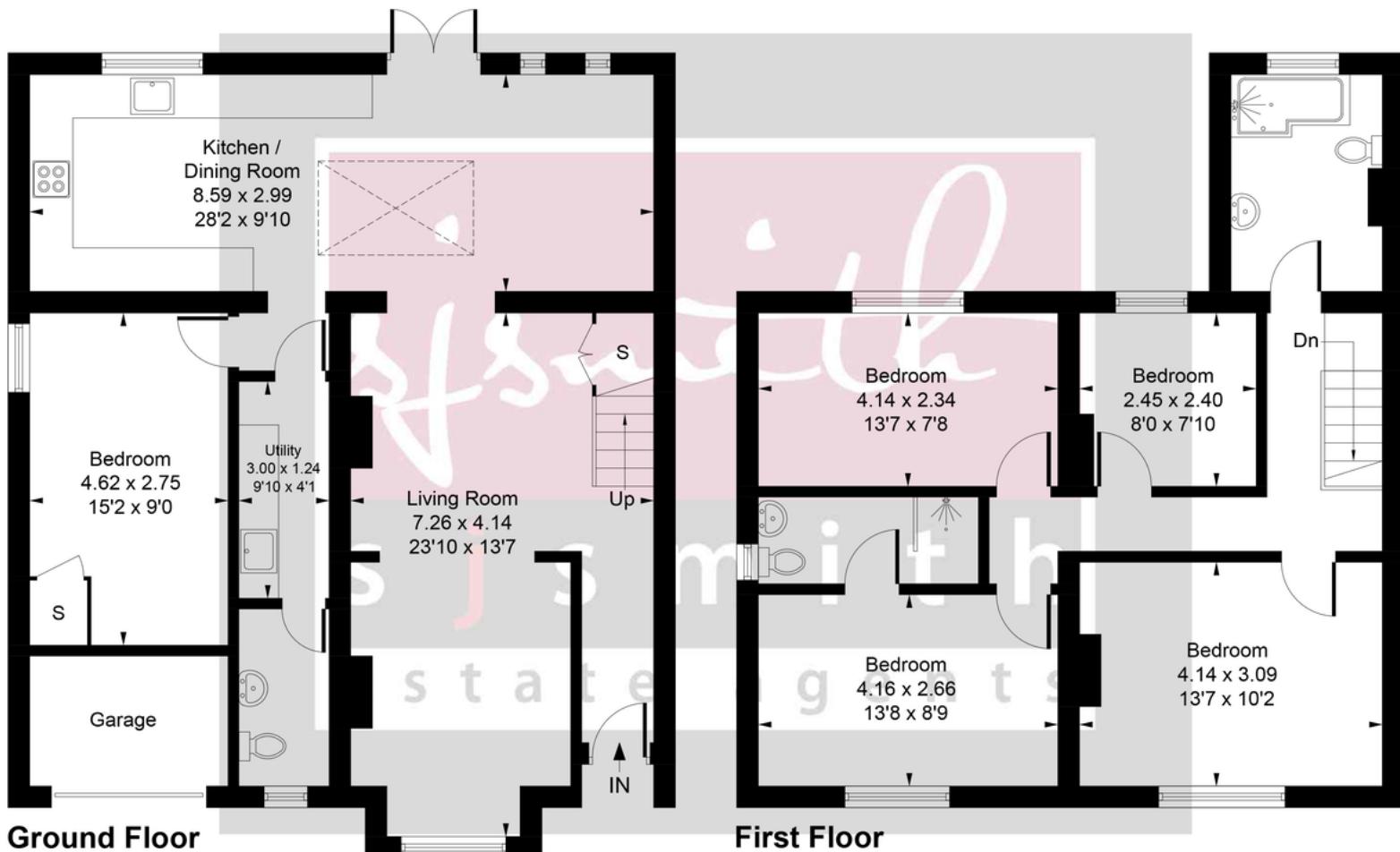
Beyond this lies a thoughtfully designed ground floor W.C., featuring a bespoke pebble-finish splashback, wash basin, toilet, and practical coat storage.

Completing the ground floor is a further reception room, ideal as a snug, cinema room, gaming space, or a generous home office. The first floor hosts three well-proportioned double bedrooms, all offering ample space for bedroom furniture. One bedroom benefits from a charming en-suite shower room, fitted with a shower enclosure, heated towel rail, wash basin, and WC. The family bathroom is beautifully appointed and finished with a contemporary yet characterful feel, featuring a panelled bath with overhead shower and glass screen, modern sanitaryware, stylish wall finishes, and warm wood flooring—creating a calm, spa-like environment. The fourth bedroom completes the first floor and has been cleverly designed with a bespoke elevated single bed, maximising floor space below for a study area or children's play space, making it ideal as a child's bedroom. Externally, the property enjoys a generous and well-established rear garden, with a paved patio area perfect for outdoor dining and entertaining, leading onto a lawn ideal for children's play. Mature borders, fencing, and seating areas create a private and versatile outdoor space, perfectly suited for both family life and social gatherings. Further benefits include one off-street parking space, a small garage storage area, air conditioning unit in the master bedroom/kitchen and double-glazed sash windows throughout, enhancing both comfort and energy efficiency.

Approximate Gross Internal Area = 144.16 sq m / 1552 sq ft

Garage = 5.16 sq m / 56 sq ft

Total = 149.32 sq m / 1608 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.

