



**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 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 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 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 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!

**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.



6 Station Approach  
Ashford  
Middlesex  
TW15 2QN



## 12 Hamilton Close, Feltham, TW13 4PS

**£550,000 - Freehold**

Situated on a quiet residential road, conveniently located close to the amenities of Feltham High Street, this beautifully presented three-bedroom end-of-terrace house offers bright, well-balanced accommodation ideal for modern family living. A spacious entrance hallway provides a welcoming introduction to the property and leads through to the main reception room. This generous living space features attractive flooring underfoot, a fireplace, and clearly defined sitting and dining areas. Wide proportions and a patio door opening onto the rear garden allow an abundance of natural light to pour in, creating a bright and inviting atmosphere throughout. The kitchen is positioned just off the lounge and is fitted with a range of modern white units and complementary worktops, with space provided for appliances. To the first floor are three well-proportioned bedrooms, comprising two generous double rooms and a good-sized single bedroom, currently utilised as a home office. The accommodation is completed by the main bathroom, which features a walk-in shower cubicle, heated towel rail, and toilet. Externally, the rear garden enjoys a sunny aspect and is a real highlight of the home. A stunning patio area leads onto a pathway running to the rear of the garden, with the remainder laid to lawn. The garden also provides access to a shed, a garage with power and lighting, and access through to the driveway.

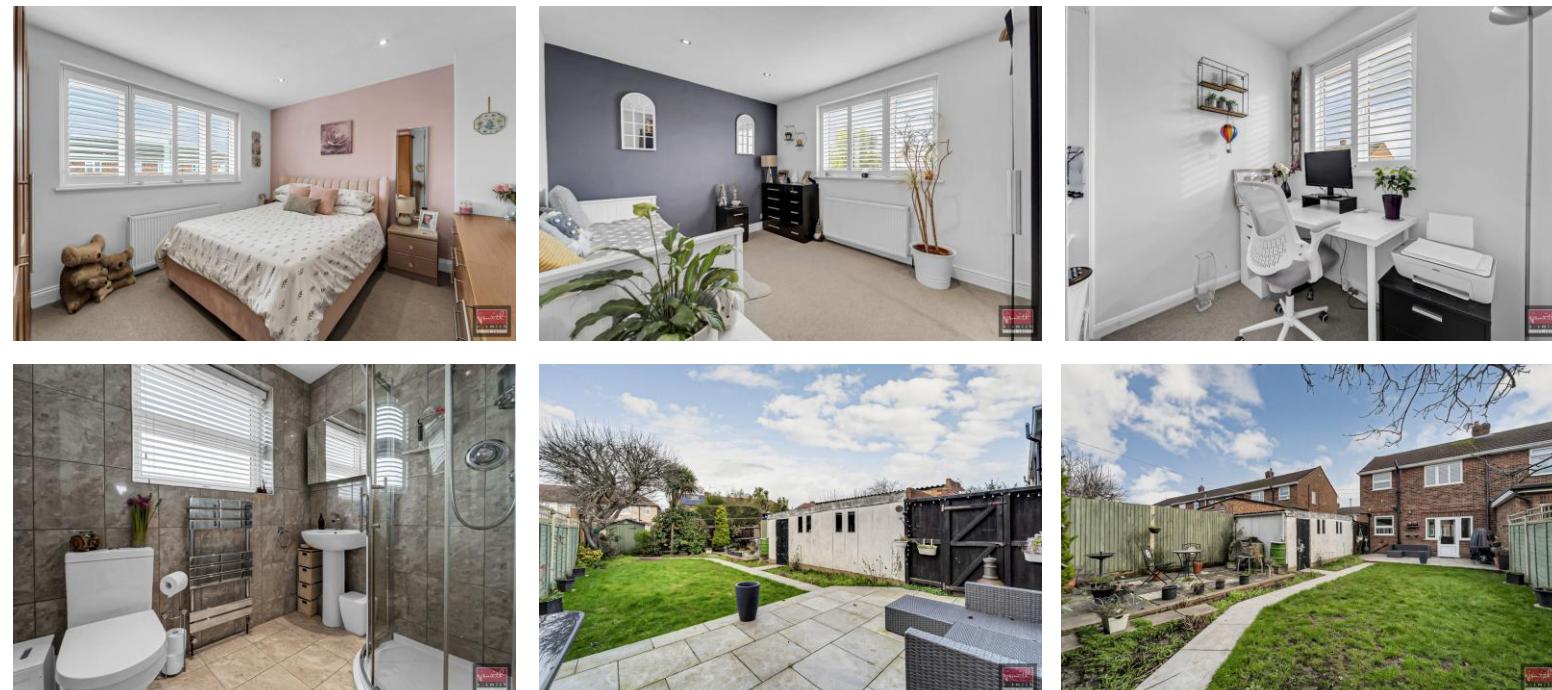
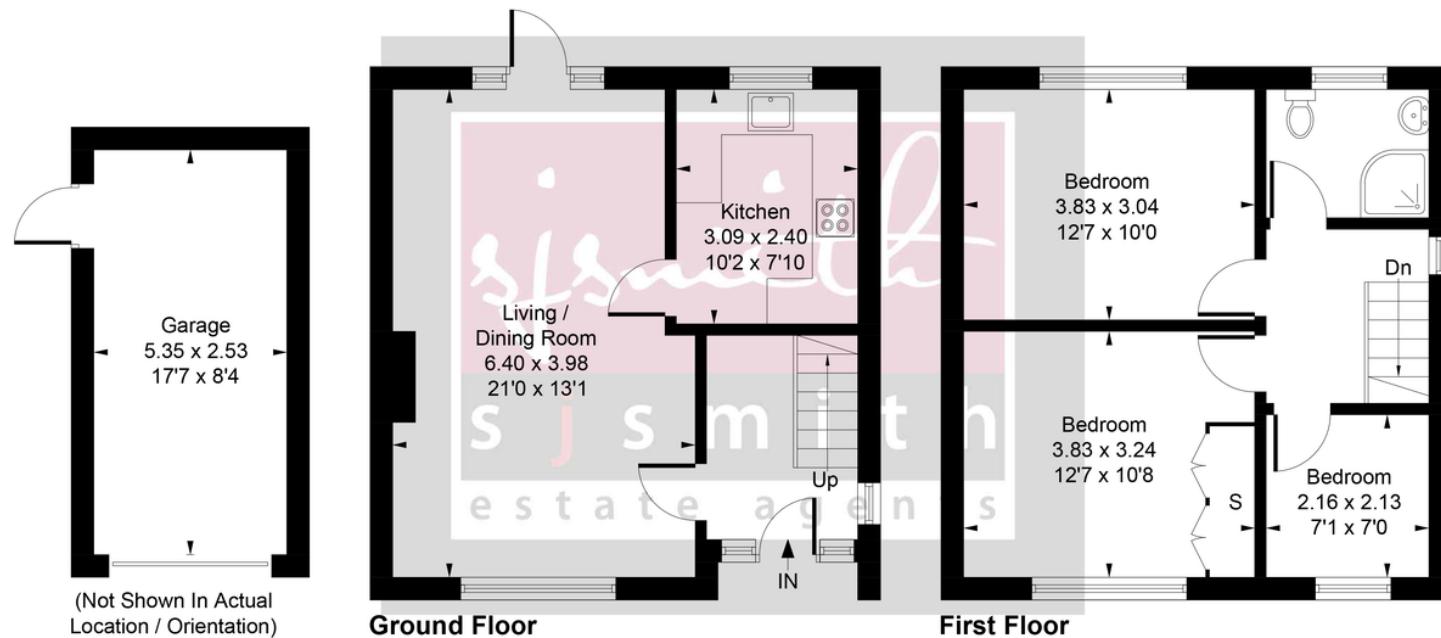
- END OF TERRACE FAMILY HOME
- QUIET RESIDENTIAL ROAD
- THREE BEDROOMS
- OFF STREET PARKING

- MODERN FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- GARAGE
- EPC RATING BAND TBC

Approximate Gross Internal Area = 78.59 sq m / 846 sq ft

Garage = 14.02 sq m / 151 sq ft

Total = 92.61 sq m / 997 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

Hounslow Borough Council, Tax Band D being £2,085.82 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.