## About Us

S J Smith Estate Agents was founded with a singular goal – to provide an unparalleled level of service and client care not readily available in our local market.

Our aim is to establish S J Smith as the premier estate agency in our area of operations. To that end, we blend proven real estate practices with cutting-edge technology to deliver the very best service possible.

However, our greatest asset is our exceptional staff, whose dedication and expertise set us apart from competitors.

Let's stay in touch!
Get tips, sneak peeks, and early access to our newest properties!

**www.sjsmithestateagents.co.uk**

## Client Testimonials

Initially the sales team were the most engaged and proactive of the 5 local agents I contacted about selling the property. The professional way they contacted me, trying to secure the right to sell, gave me confidence that they would be equally professional and proactive with prospective buyers. It became apparent that the sales team worked very well together and communicated effectively between themselves, so that details of my property were known by the other team members. The property was valued competitively and then was sold (subject to contract) extremely quickly.

***Peter Jukes***

We had a fantastic experience with S J Smith Estate Agents in Staines. The team were incredibly helpful and attentive from our very first viewing all the way through to completion. Their professionalism, clear communication, and support made the whole process smooth and stress-free. Highly recommend!

***Indy Dhanjal***

These guys are awesome and I wouldn't have moved without them! They were really supportive throughout the whole process and kept in constant contact with me with updates/feedback, guided me step by step throughout the complicated, stressful process of moving. Professional, pro-active, friendly and always available to speak to. The Staines team are truly lovely people who are top of their game! Don't go anywhere else if you are selling/buying a house!

***Zoe Calver***

We can only recommend S.J.Smith for your property sales in Staines. We had been badly let down by another estate agent and they were really happy to take us in and pull out all the stops for us - without ever charging any extras like the other estate agent tried to do with us! The team were always polite, respectful and very patient with all our queries, kept pushing our property for viewings and got us through a successful sale which aligned perfectly for both the buyers and us. They were knowledgeable and personable as well, they're like a small family who understand your needs and your worries. Very far from the corporate feeling that other estate agents give.

***Jorge Polvorinos***

S J Smith Staines were amazing in the whole process of selling our house from start to finish. The team has always kept us informed of everything going on and always called when he said he would even if it was only to say he didn't have an update. He negotiated us a fabulous price on the property we purchased and made sure progress of the sale was moving along as it should be. I would use them again in a heartbeat. If I could have given more than 5 stats I most certainly would have.

***Rachel Clack***

10A Clarence Street
Staines Upon Thames
Middlesex
TW18 4SP

t: 01784 779 100
e: staines@sjsmithestateagents.co.uk
www.sjsmithestateagents.co.uk







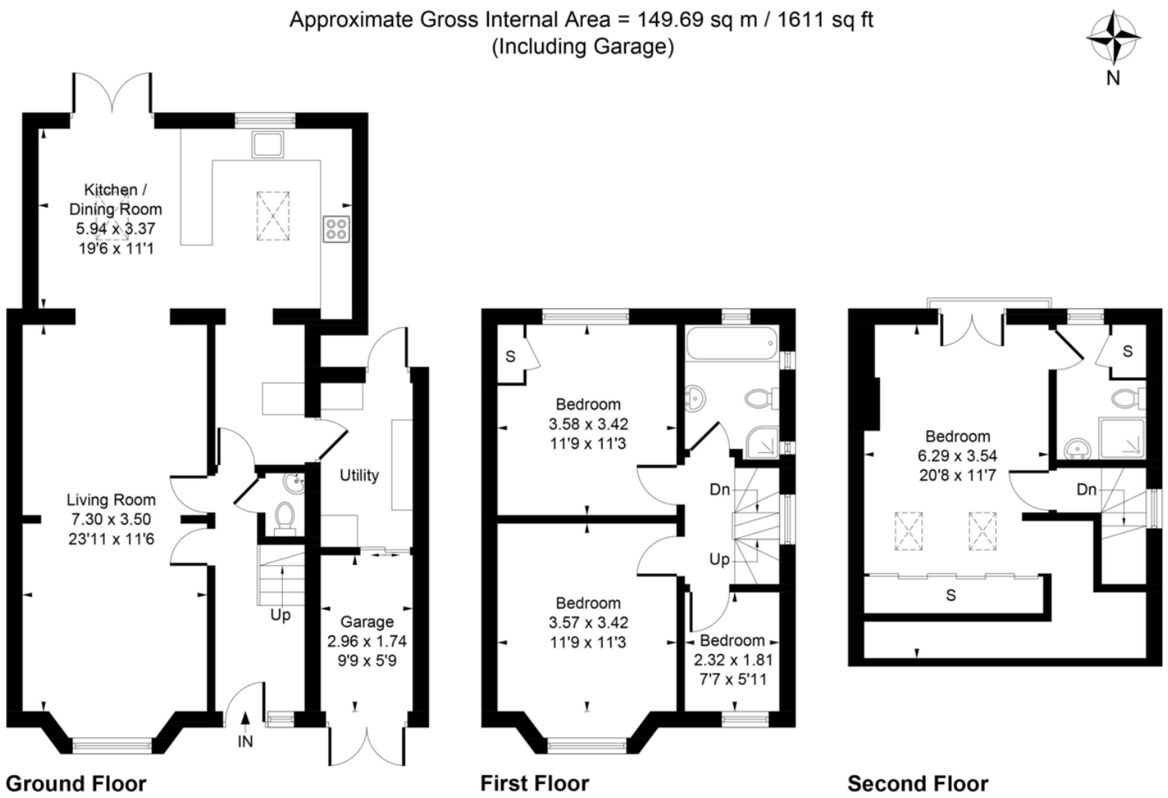


**Templedene Avenue, Staines-upon-Thames, Surrey, TW18 1LP**
**Offers In Excess Of £700,000 - Freehold**

A superbly presented four-bedroom two-bathroom extended semi-detached home situated on this popular road in the heart of Staines-upon-Thames. Offering approximately 1611 sq/ft of internal living space, the accommodation briefly comprises: Spacious entrance hallway, four bedrooms, two bathrooms (One En-suite To Master Bedroom), large through reception room, spacious kitchen/dining room with double doors leading to garden, utility room, downstairs WC and garage. The property further boasts gas central heating, double glazing, off-street parking and an approximate 50ft private rear garden with decking and BBQ area.

- **FOUR-BEDROOM EXTENDED SEMI-DETACHED HOUSE**
- **STUNNING MODERN KITCHEN/DINING ROOM**
- **TWO MODERN BATHROOMS (ONE EN-SUITE TO MASTER BEDROOM)**
- **APPROXIMATELY 1611 SQ/FT INTERNAL LIVING SPACE**
- **GROUND UTILITY ROOM & WC**
- **EPC RATING BAND - C**

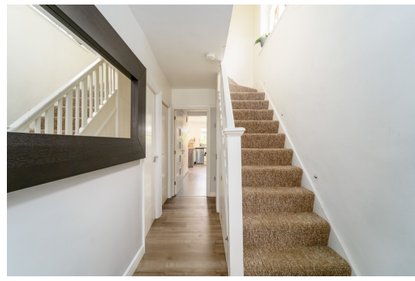
Approximate Gross Internal Area = 149.69 sq m / 1611 sq ft
(Including Garage)




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 purchase.








## Council Tax

Spelthorne Borough Council, Tax Band E for 2026/27. 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: Freehold
Service Charge: N/A
Ground rent: N/A

**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.