

## Why use S J Smith Estate Agents? Here's some of our Google reviews to tell you why!

### 4.9 Stars! Google review

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.  
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Ian Rozario  
1 review



Top class team - Rob, Nicola and Chad were always on hand to ensure that the process moved forward as quickly as possible. Polite, courteous and trustworthy. Recommend highly if you are looking for a reputable Estate Agents.



Steve Widgey  
1 review



An excellent service from valuation to completion. I felt under no pressure from Simon, who provided me with the valuation. We had a sensible and realistic conversation about the asking price and I appreciated the fact that he did not feel the need to enhance the asking price to gain my custom or pressure me into signing the contract, as one other agent did. I was informed about each and every viewing and always received feedback. Both Simon and Amir were a pleasure to speak to on every occasion and provided me with advice which proved valuable. Once I had accepted an offer, Nicola (the sales progression manager) was amazing. She was patient when I was not and helped with communication between all parties. I would recommend SJ Smith to anyone who is selling their property.



Katie Stevens  
2 reviews



We used these guys to sell our property in ashford Middlesex. It wasn't exactly the most straight forward of sales but Louis dealt with everything, and reassured us the whole way through. IF we were ever to sell again, I would 100% choose SJ Smith to manage the sale. Massive thank you to Louis, Nicola, Chad and Rob



Chris Clark  
1 review



SJ Smith were excellent, I would recommend them to anyone that would benefit from a great service. Amir was our dedicated agent and he went above and beyond in helping us sell our property and even assisted us in our purchase, that was over 100 miles away by communicating with the other estate agent we purchased from. Superb!



Sinthuja Cain  
1 review



I worked with Chad, Louis and Nicola on the selling of my property in Ashford, and the purchase of a new property with them also. They are honest, decent professionals that have a lovely friendly approach and I cannot recommend them enough. I dealt with other estate agents in the area, with tough sales pitches, and sometimes forcing properties on us, but SJ Smith only contacted us with properties we would like; also they took amazing pictures of my property which really made it easy and quick to sell for a good price in this market! Thanks all! Sindy & James

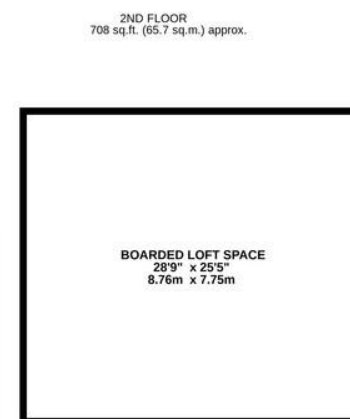
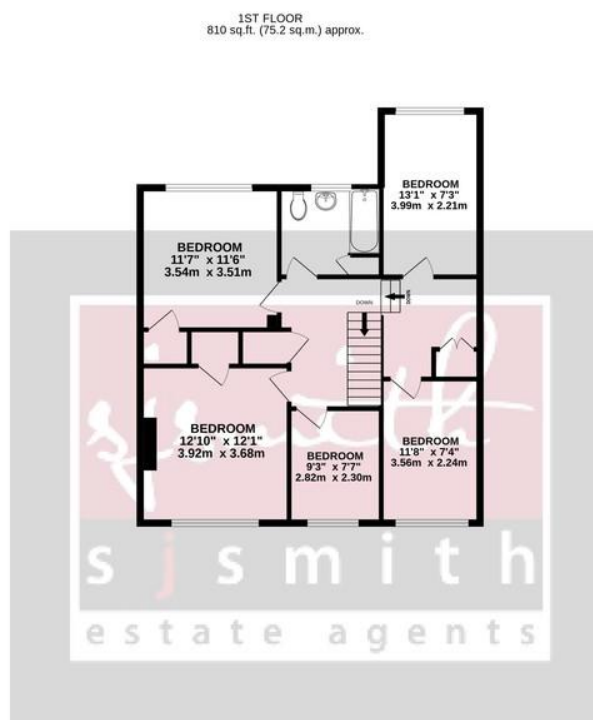
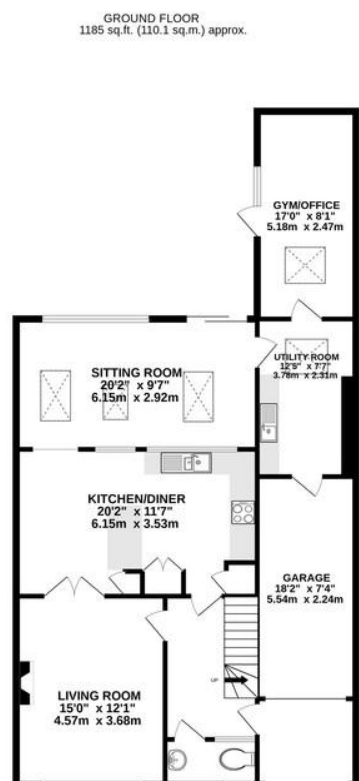


22 Sunna Gardens, Lower Sunbury TW16 5EF

OIEO £800,000 Freehold



- NO ONWARD CHAIN
- LARGELY EXTENDED
- 4 LARGE DOUBLE BEDROOMS
- FURTHER SCOPE TO EXTEND IF REQUIRED (STPP)
- OWN DRIVEWAY TO INTEGRAL GARAGE
- LARGE UTILITY ROOM
- GYM/OFFICE SPACE
- 55FT WESTERLY FACING GARDEN
- NEWLY REFURBISHED OPEN PLAN KITCHEN
- EPC RATING BAND C



TOTAL FLOOR AREA : 2702 sq.ft. (251.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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A substantial five bedroom extended family home, sympathetically extended in the sought after Sunna Gardens just under 1/2 mile walk to the River Thames, local to village pubs and restaurants. Offered to the market with the benefits of no onward chain, the property has been improved in recent years by the current owners and now features: an own driveway to a good size integral garage allowing off street parking for several cars, a spacious entrance hallway with a downstairs WC, spacious living room to the front aspect with feature fireplace and access to the newly refurbished open plan kitchen diner. Beyond this is a large sized second sitting room with a vaulted ceiling and skylights overlooking the mature 55ft westerly facing garden. There is great scope to open up the kitchen diner and sitting room to one large open plan living area if desired in the future. Behind the integral garage, our vendors have usefully added in a large utility room which then leads into a re-furbished gym/office area to the rear aspect. On the first floor the property provides four good size double bedrooms, a large single bedroom, a family bathroom and a large landing space which is ideal for some further stairs to be added to take advantage of the superb 28ft9 x 25ft5 loft space if a conversion is required in future years subject to the usual consents. We strongly recommend early viewings to avoid disappointment on what is one of the largest houses of this kind in the highly requested Sunna Gardens.

