

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

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.
Phone: Ashford 01784 243 333 - Staines 01784 779 100
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Saiid Abbasi

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



Abigail P

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



Robert Boyce

Great service from Amir and the team! We tried to sell through an online agent with no success..... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



Lincoln Williamson

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



Katie Jameson

Great service, kept up to date throughout the whole process as the first time selling a home.



Louise Cambray

We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!



36 Richmond Avenue, Bedfont, TW14 9SQ

Guide Price £725,000 Freehold

- **FANTASTIC FAMILY HOME**

- **WALKING DISTANCE TO HATTON CROSS TUBE STATION**

- **OFF STREET PARKING FOR UP TO 6 CARS**

- **REPLACED GAS BOILER DEC 2021**

- **CORNER PLOT**

- **THREE RECEPTIONS**

- **TWO BATHROOMS**

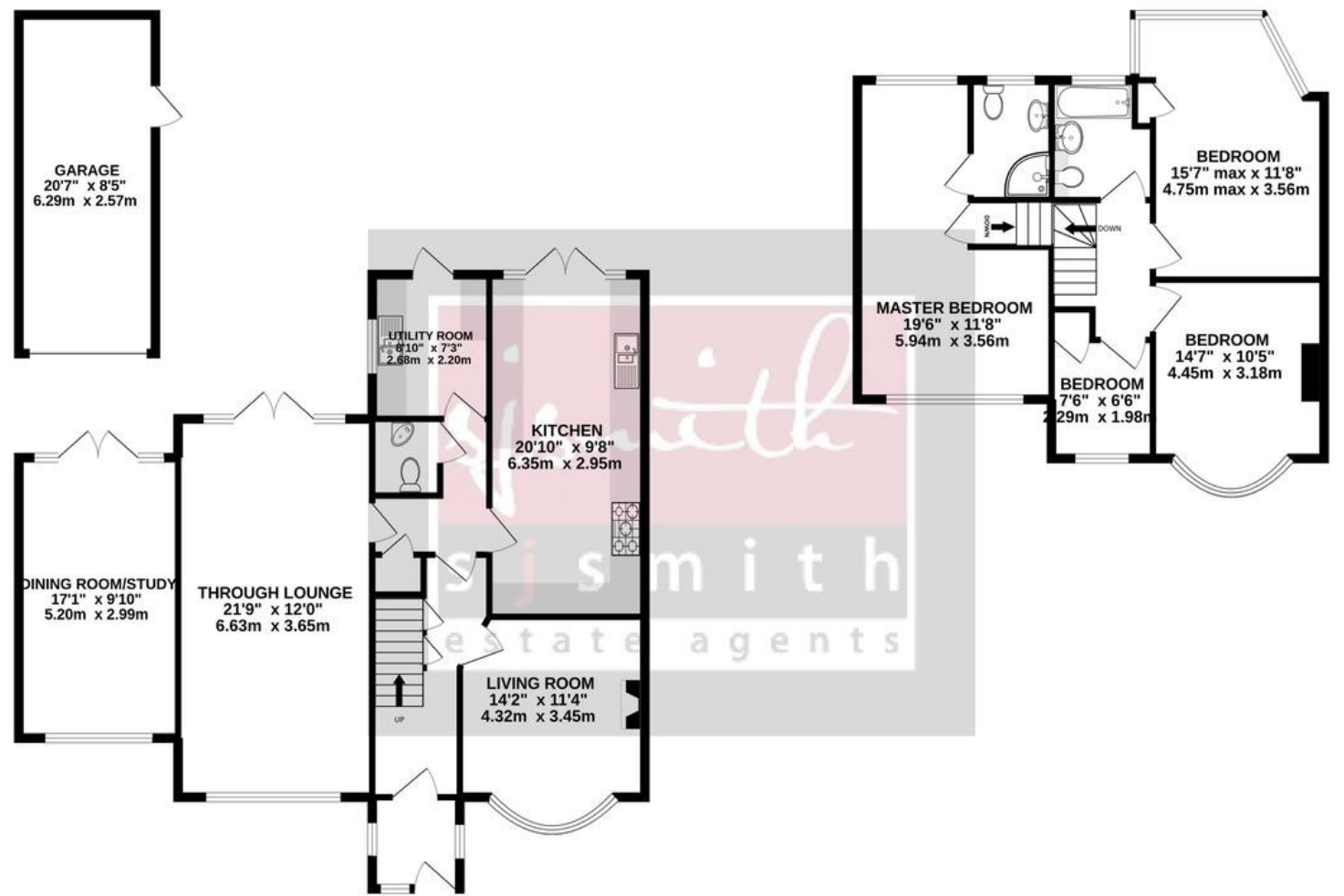
- **UTILITY ROOM**

- **LARGE KITCHEN**

- **EPC RATING BAND C**

GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (171.9 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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Council Tax

Hounslow Borough Council, Tax Band D being £1,774.18 for 2022/23

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.

In our opinion one of the finest houses to become available in the Bedfont area.....

This stunning double extended and much improved four bedroom family home sits proudly on a corner plot in a popular residential side road just off the High Street and a short walk to Hatton Cross Tube station and Feltham mainline train station. The property boasts a number of attractive features including: a large concrete imprint sealed driveway flanked by a brick wall offers off street parking for up to four cars and there is an additional driveway behind gates leading to the detached garage giving parking for an additional two cars also. The accommodation briefly comprises entrance porch leading into the hallway with access to the comfy bay fronted living room to the front aspect complete with feature fireplace, there is a large fully fitted kitchen stretching just over 20ft long with pace for all the usual appliances and a large cooker and American style fridge freezer. Also on the ground floor is a downstairs WC, separate utility room, 21ft9 x 12ft through lounge, and an additional extended room on the side ideal as a formal dining area/study/spare bedroom. The kitchen, utility room, through lounge and dining area all have their own access doors out to the landscaped garden for ease. On the first floor the extended master bedroom is 19ft6 long and benefits from a modern ensuite shower room, there are two other double bedrooms, a single bedroom and a modern three piece family bathroom suite. The loft space is huge and could be extended into for additional rooms if required subject to the usual consents. Outside is a lovely landscaped rear garden with sealed patio and an easily maintained, and access to the garage and additional secure parking behind the gated entrance. This is a substantial property to suit a large family and requires no work and viewings come highly recommended!

