

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
Email: ashford@sjsmithestateagents.co.uk - staines@sjsmithestateagents.co.uk



Sajid 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.



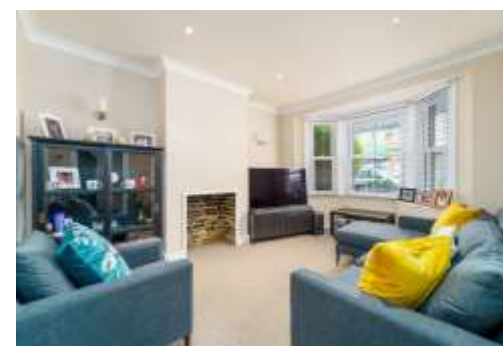
Louise Cambray

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!



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24 Edgell Road, Staines-upon-Thames, Surrey TW18 2ES
Offers Over £485,000 - Freehold

A delightful period home located on a charming residential road in the heart of Staines town centre, within a moments' walk to the stunning Staines riverside and high street where you can find excellent shops, restaurants, cinema and health clubs. The property benefits from a bright hall way leading to cosy lounge with fire place and sash bay window, a large dining area/second reception room ideal for dinner parties and family meal time, this room also has the added benefit of leading to the kitchen and access to the garden via French doors giving you the feeling that this room is the heart of the home. The kitchen is offered in excellent condition and has been fitted to a high standard comprising of a ceramic sink drainer unit with mixer tap, partly tiled walls, built-in oven and gas hob with extractor over, integrated dishwasher, fridge freezer and space for washing machine. To the first floor there is a large master bedroom with feature fireplace and views onto the garden, a further second double bedroom and a generous sized single. The modern family bathroom suite sits on the ground floor just off the kitchen. The exterior offers a large private rear garden, with spacious patio area ideal for entertaining and the rest laid to well maintained lawn. Further benefits include double glazed sash windows throughout, stunning wooden flooring leading from the hall to dining room and gas central heating. Viewings come highly recommended to appreciate the location as well as space and décor of the property.

- PERIOD HOME
- TWO RECEPTIONS
- MODERN FITTED KITCHEN
- CLOSE TO TOWN CENTRE AND STATION
- THREE BEDROOMS
- GENEROUS PRIVATE GARDEN
- SHORT DISTANCE TO STUNNING RIVER WALKS
- EPC RATING D

Approximate Gross Internal Area
60.50 sq m / 651 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

Spelthorne Borough Council, Tax Band D being £2,304.58 for 2024/24

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.