



**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 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 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 SJ Smith as a really professional team.

**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 J – 5\***  
 There is a reason why you see so many SJ 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 SJ Smith for their efforts in making it happen!

**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 SJ Smith were great and made the moving process go as smoothly as possible. A big thank you.

**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.



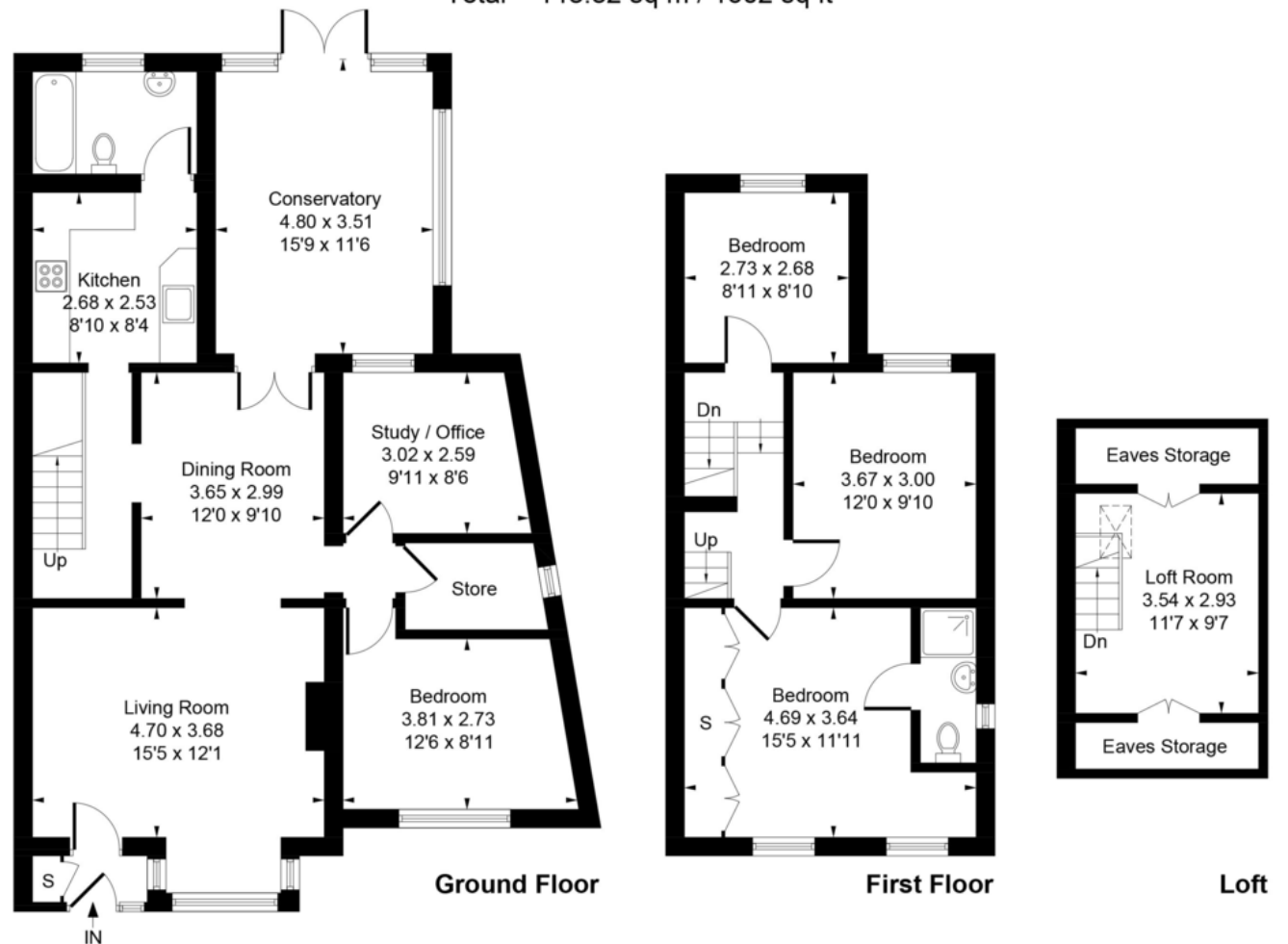
**65 New Road, Bedfont, Feltham, TW14 8HR**

**Guide Price £625,000 Freehold**



- OFF STREET PARKING FOR 4 CARS
- EXCELLENT CONDITION THROUGHOUT
- TWO BATHROOMS
- LARGE 110FT REAR GARDEN
- SCOPE TO EXTEND (STPP)
- CLOSE TO BEDFONT HIGH STREET AND HATTON CROSS TUBE STATION
- LARGE CONSERVATORY
- 1.2 MILES TO FELTHAM MAINLINE TRAIN STATION
- EPC RATING BAND D

Approximate Gross Internal Area = 138.35 sq m / 1489 sq ft  
 Loft (Excluding Eaves Storage) = 10.47 sq m / 113 sq ft  
 Total = 148.82 sq m / 1602 sq ft



### Council Tax

Spelthorne Borough Council, Tax Band D being £1,991.01 for 2024/25

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

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.

**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.

A superbly extended four bedroom, two bathroom family home, originally built in the late 1800s, presented in excellent condition throughout and ideally situated just off Bedfont High Street and within easy reach of Hatton Cross Tube Station and Heathrow Airport.

Benefits include: a large driveway to the front allowing off street parking for four cars, an entrance porch leads into the bright and airy front living room with feature fireplace and beyond is a good size separate dining area. Also on the ground floor is the fourth bedroom, a separate study, a utility room (with scope to be converted to a shower room), a modern fitted kitchen which then leads out to the lovely large Conservatory with views over the gardens to the rear. Also on the ground floor to the rear aspect is a nice modern three piece family bathroom suite. On the first floor there is three double bedrooms, the master of which enjoys an ensuite shower room and fully fitted wardrobes, and then off the landing is a fixed stair ladder which leads up to a converted loft area which is carpeted and has a Velux window, ideal as a further study or child's gaming room. To the rear of the property is the impressive 110ft private garden, with side access, a large area of lawn and a detached timber built workshop/man cave with power and light. The property offers excellent scope to extend to the rear or on the first floor if required in the future, all subject to the usual planning consents.

