



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 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 D Tomlinson – 5*

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

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.

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 J O'Shea – 5*

Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

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 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!

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.



**2 Osborne Close, Hanworth/Hampton borders TW13 6SR
Offers In Excess Of £500,000 - Freehold**

A good size three bedroom extended family home, tucked away in a cul-de-sac backing onto allotments in Hanworth on the borders of Hampton. Features include: a shared drive with additional parking to the front of the house access to a detached single garage, the front door leads into the entrance hall with access to the bright and airy living room to the front aspect, and there is a large four-piece modern family bathroom suite situated on the ground floor. Also on the ground floor is the impressive extended kitchen/diner which overlooks the garden. On the first floor there is a large master bedroom with ensuite WC to the rear aspect, another double bedroom, and a good size third bedroom. There is also access leading up to the converted loft area with Velux windows which is ideal for storage or as a game room/study. To the rear the property enjoys a low maintenance landscaped garden with access to the single garage and also a pedestrian gate leads out towards the allotments to the rear of the property. Viewings come highly recommended!

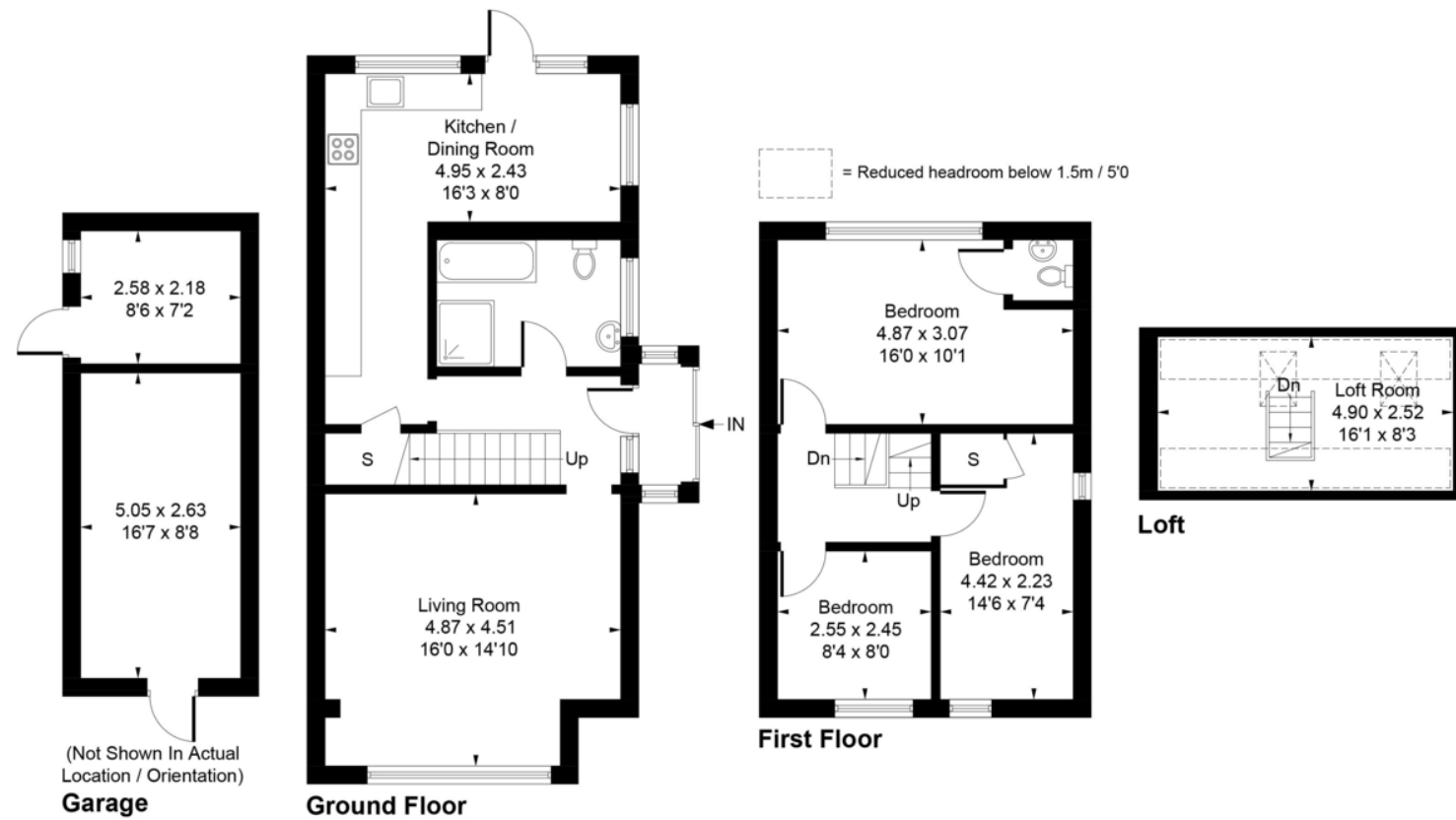


6 Station Approach
Ashford
Middlesex
TW15 2QN

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- EXTENDED TO THE REAR
- AMPLE OFF STREET PARKING
- NOT OVERLOOKED TO THE REAR
- CONVERTED LOFT ROOM FOR ADDITIONAL SPACE
- PRIVATE REAR GARDEN
- EPC RATING BAND D

Approximate Gross Internal Area = 94.79 sq m / 1020 sq ft
 Loft = 12.49 sq m / 135 sq ft
 Garage = 19.95 sq m / 215 sq ft
 Total = 127.23 sq m / 1370 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 purchase.

Council Tax

Hounslow 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

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.