

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.
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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 S J 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!



Lantern House, Shepperton Road, Laleham TW18 1SJ

OIEO £750,000 Freehold

- **THE PERFECT QUINTESSENTIAL THAMESIDE VILLAGE LOCATION**
- **MOMENTS FROM THE RIVER AND VILLAGE PUBS**
- **SPACIOUS LIVING ACCOMODATION**
- **FOUR BEDROOMS**
- **TWO BATHROOMS**
- **PRIVATE REAR GARDEN**
- **ROOF TERRACE**
- **INTEGRAL GARAGE**
- **OFF STREET PARKING FOR SEVERAL CARS**
- **EPC RATING E**

Approximate Gross Internal Area = 135.0 sq m / 1453 sq ft
(Including Integral Garage)



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

Spelthorne Borough Council, Tax Band G being £3,840.96 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.

An impressive four bedroom detached home set within the heart of Laleham Village, a historic and charming village of Laleham, within easy access to the River Thames, there is also a selection of pubs, local shops and the All Saints Church. Furthermore, the bigger town of Staines-upon-Thames is nearby and offers a main line station, large variety of restaurants, bars and leisure facilities.

The internal accommodation offers a bright spacious hallway which leads through to the spacious living area with large bay window, this is open plan and leads through to a dining area which has bi-folding doors onto the garden. There is a downstairs modern WC and a fitted kitchen/diner offering granite work tops and ample cupboards as well as utility area which also leads to the integral garage.

To the first floor there are four double bedrooms all of which have built in storage, to the master there is a modern en-suite and doors out onto a private balcony. There is further storage in the hall and a large family bathroom which is fully tiled.

Externally there is a generous garden offering surrounded privacy by shrubs and trees, a large patio area perfect for entertaining and the rest laid to lawn. There is side access to the garage and to the front there is a large driveway for several cars.

Laleham Village has an excellent selection of schools close by and is a popular commuter haven with easy access to the M3, M25 and Heathrow Airport. Viewings are highly recommended to appreciate the amount of property on offer.

