

## 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 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!



18 Pates Manor Drive, Feltham, Greater London , TW14 8JJ

£695,000 Freehold

- **SUBSTANTIAL DETACHED HOUSE**

- **STUNNING KITCHEN/DINER**

- **LARGE LIVING AREA**

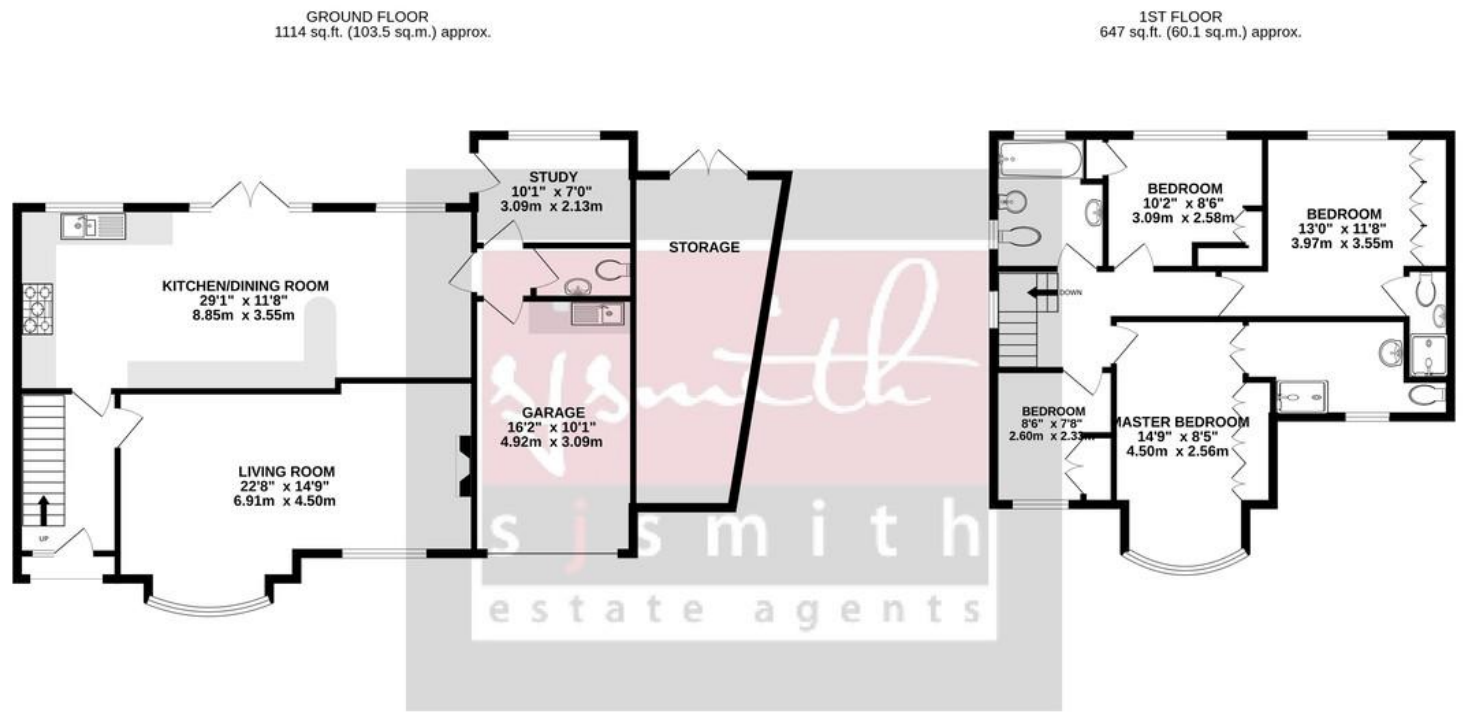
- **HOME OFFICE**

- **FOUR BEDROOMS**

- **THREE BATHROOMS**

- **WELL MAINTAINED PRIVATE GARDEN**

- **EPC RATING C**



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 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 F being £2,562.71 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.

A Fantastic chance to acquire this substantial family home tucked away at the end of this quiet Cul-De-Sac, coming to the market for the first time in 40 years. Pates Manor Drive is a premier location that offers good access to the amenities of Bedfont High Street, Hatton Cross and Feltham Train stations. This vast property offers lots accommodation over the two floors. The ground floor boasts a 22'ft (approx.) reception room with large bay window and feature fire place, open plan modern fitted kitchen/diner boasting a range of units, high quality work tops, breakfast bar and separate space for large dining area. This large space offers views out to the well-manicured garden which can be accessed via French Patio doors. Beyond the kitchen is a good size office which offer versatility for any other use of room, w.c and access to the garage which has space for parking but also offers utility area with sink. The first floor comprises three double bedrooms all with fitted wardrobes, the master bedroom has sizeable ensuite shower room cleverly hidden behind wardrobe doors and there is also an ensuite shower room to the second bedroom. Further more there is a fourth large single bedroom with fitted wardrobe and then a spacious family bathroom suite offering bath with shower fitting, bidet, w.c and sink. To the rear of the property there is a well maintained private rear garden running the width of the property and approx. 30ft in depth, offering spacious patio areas and gazebo with the rest laid to lawn. There is also a large storage shed tucked to the side of the property, further benefits include side access from the garden and ample of off street parking to the front of the property. Viewings come highly recommended to truly appreciate the accommodation on offer.

