

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
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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!



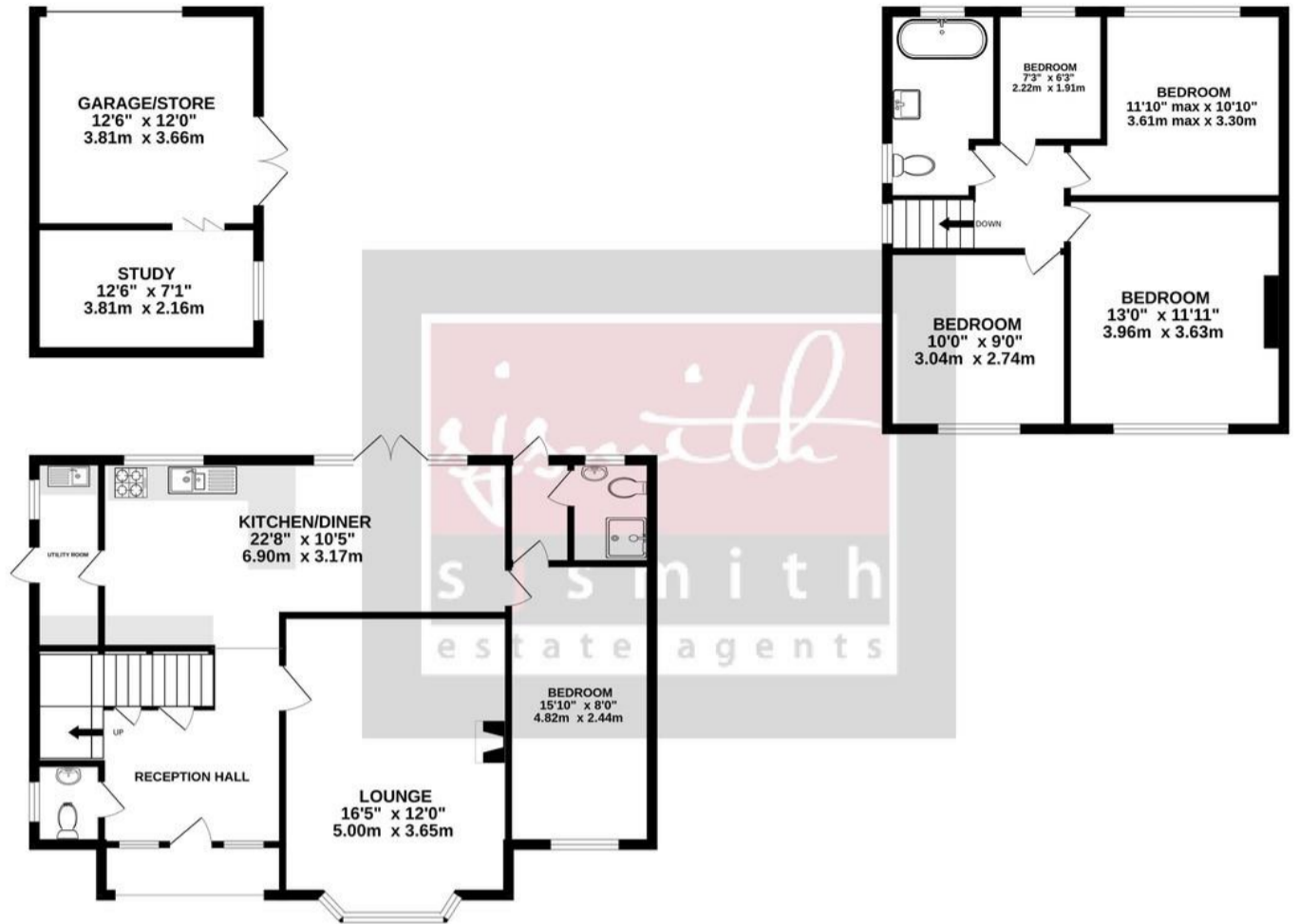
9 Clockhouse Lane, Ashford, Surrey TW15 2EP

£675,000 Freehold

- **LARGE DRIVEWAY WITH AMPLE PARKING**
- **FIVE BEDROOMS**
- **TWO BATHROOMS**
- **CLOSE TO HIGH STREET AND LOCAL SCHOOLS**
- **GOOD CONDITION THROUGHOUT**
- **REPLACED GAS BOILER 2021**
- **PRIVATE WESTERLY FACING GARDEN**
- **EPC RATING C**

GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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

Spelthorne Borough Council, Tax Band E being £2,691.08 for 2023/24

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.

An attractive five bedroom detached family home ideally situated moments from the High Street and with easy access of local Schools and amenities.

Benefits include: a large block paved driveway which was replaced in 2020 allowing off street parking for several cars, there is a large welcoming entrance hall with parquet flooring with access to a downstairs WC and also access to the bright bay fronted living room to the front aspect with a log burning stove feature. Through to the rear of the home is a large fully fitted kitchen diner, with a separate utility room, and a large fifth double bedroom on the ground floor with shower room nearby, this bedroom could be adapted further if required into a potential annexe.

On the first floor there are three good size double bedrooms, a single bedroom and a spacious three piece family bathroom suite with access to the large loft space also off the landing.

To the rear the property enjoys a landscaped rear garden approx. 45ft wide by 30ft deep with access to a garage/store and home office. The garage can also be accessed via a service road to the rear of the property. Viewings come highly recommended by the vendor's sole agents.

