

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
Email: ashford@sjsmithestateagents.co.uk - staines@sjsmithestateagents.co.uk



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!

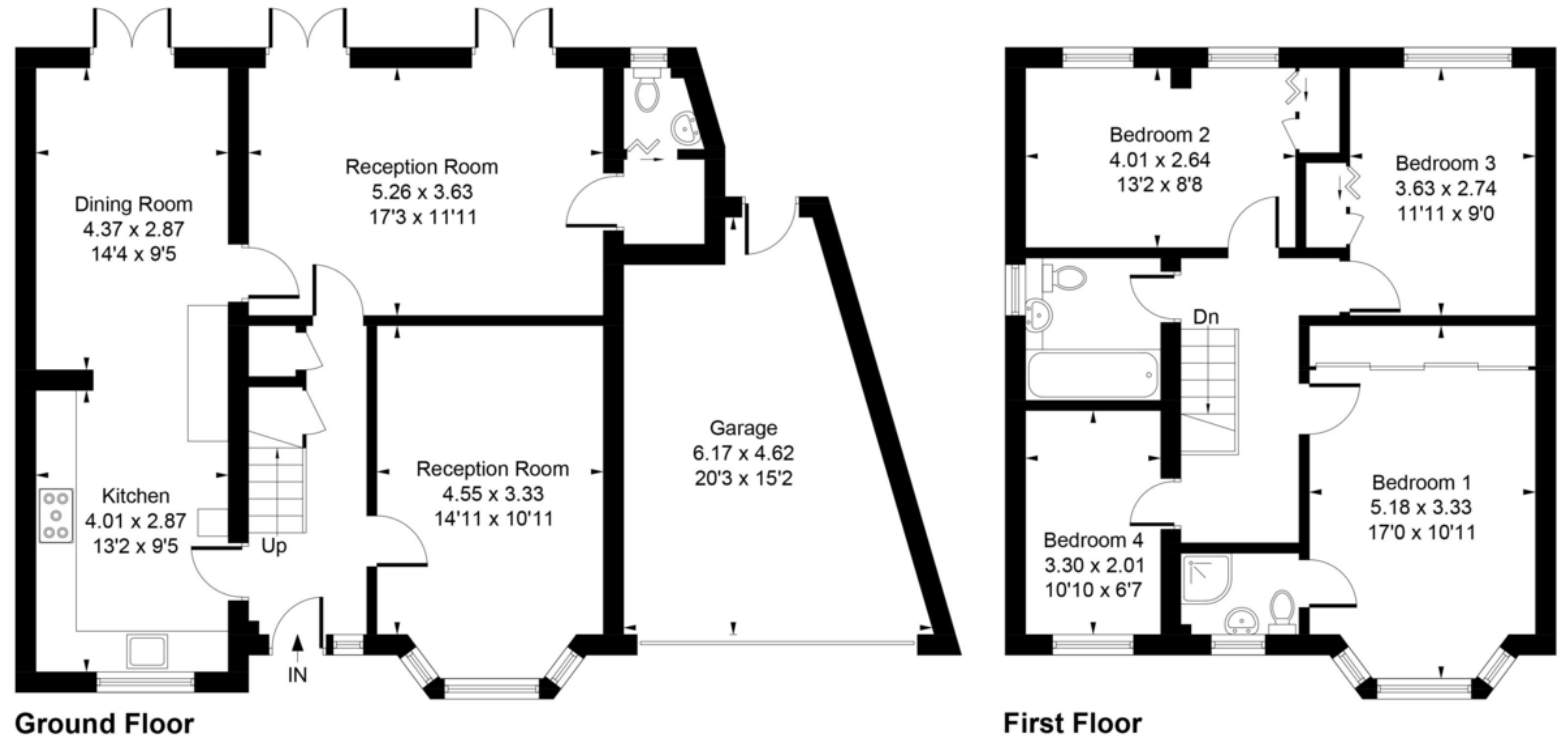


11a Albert Road, Ashford, TW15 2LU

Guide Price £850,000 Freehold

- **LARGE IN AND OUT DRIVEWAY**
- **LESS THAN 1/2 MILE TO ASHFORD STATION**
- **THREE RECEPTION ROOMS**
- **THREE DOUBLE BEDROOMS ALL WITH FITTED WARDROBES**
- **SOUGHT AFTER LOCATION**
- **LANDSCAPED WESTERLY FACING GARDEN**
- **TWO BATHROOMS**
- **FURTHER SCOPE TO EXTEND (STPP)**
- **EPC RATING BAND D**
- **VENDOR CAN VACATE IF REQUIRED**

Approximate Gross Internal Area = 139.81 sq m / 1505 sq ft
 Garage = 22.29 sq m / 240 sq ft
 Total = 162.10 sq m / 1745 sq ft



Ground Floor

First Floor

Council Tax

Spelthorne Borough Council, Tax Band E being £2,816.70 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 furnishings 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 stunning four bedroom detached family home coming to the market for the first time in 28 years, largely extended and improved in the last 20 years to now provide a wonderful family home with flexible accommodation throughout.

With fantastic kerb appeal this property boasts many attractive features including: a large "in and out" driveway with garage to the front allowing parking for at least three cars, the internal accommodation comprises of: an entrance hall with access to the nicely decorated separate front living room, there is a great size fully fitted kitchen which opens into the dining room area and to the rear of the property is a lovely large and bright reception room with two sets of patio doors overlooking the impressive landscaped garden. Also on the ground floor is a utility area and downstairs cloak room and it should be noted the garage is larger than an average single garage. On the first floor the property enjoys a good size master bedroom with fitted wardrobes and a modern ensuite shower room, two further double bedrooms, both with fitted wardrobes, and a large single bedroom. There is also a well-presented three piece modern family bathroom suite and access to the large loft space off the landing. To the rear of the home is a beautiful secluded landscaped rear garden measuring approximately 50ft deep, with a lawned area bordered by paths and patios leading down to a fixed wooden gazebo and a "Jacuzzi" outdoor spa at the base of the garden. An ideal outdoor space for entertain friends and family in the Summer and alfresco dining. There is further scope to extend the house if required particularly above the garage on the first floor (stpp) and the property is ideally situated a short walk from the High Street and Ashford train station for the commuters. Internal viewings come highly recommended!

