

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!



33 Fordbridge Road, Ashford, Surrey, TW15 2TB

OIEO £650,000 Freehold

- **CLOSE TO HIGH STREET AND TRAIN STATION**

- **LARGE DRIVEWAY AND GARAGE**

- **100FT WESTERLY FACING GARDEN**

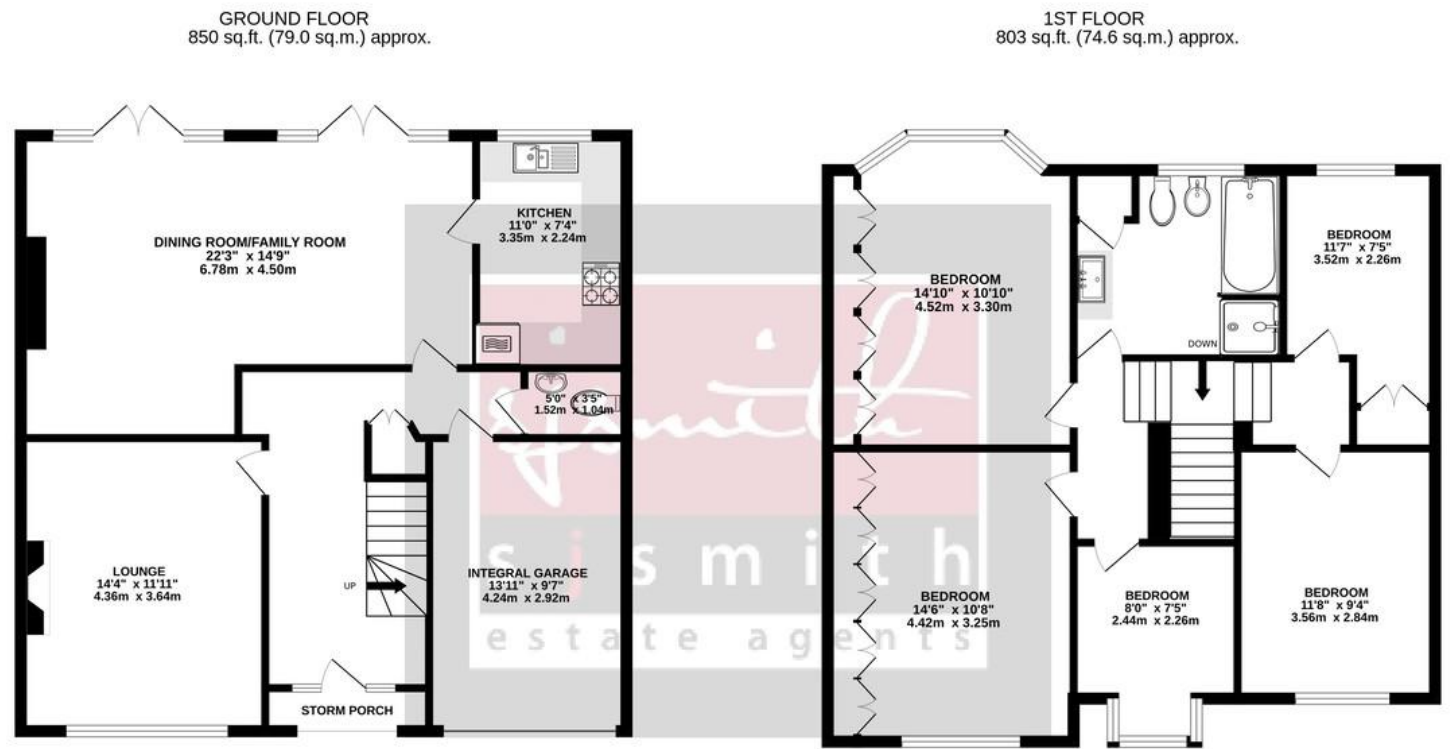
- **GREAT CONDITION THROUGHOUT**

- **NO ONWARD CHAIN**

- **FIVE BEDROOMS**

- **GAS CENTRAL HEATING**

- **EPC RATING BAND D**



TOTAL FLOOR AREA: 1653 sq.ft. (153.5 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

Spelthome Borough Council, Tax Band F being £3,328.84 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.

A well-presented extended five-bedroom semi-detached family home that has undergone many improvements over the last few years.

These include a new pitched and flat roof, replacement windows along with K-rendering on the outside of the house, as well as internal upgrades including doors, carpets & decoration. Located in a convenient location for Ashford train station, High Street and Ashford Manor Golf Course. The house comprises of: entrance hallway with marble tiled flooring, spacious front reception with feature fireplace, second reception/lounge and a dining room with twin patio doors to rear garden. The modern fitted kitchen features a range of base and eye level units and a gas hob, fridge/freezer and dishwasher. There is also a ground floor WC and wash hand basin. There is also access to the integral garage ideal for storage and space for a washing machine and tumble dryer. Upstairs features five bedrooms, four of which are comfortable double rooms with fitted wardrobes, the single bedroom could be converted to an en-suite bathroom off the front bedroom if required and there is also a five-piece bathroom suite featuring bath, separate shower cubicle, wash hand basin, WC and bidet, and an airing cupboard housing the boiler and hot water cylinder. Extra storage is provided by the boarded loft room. Outside the house benefits from off street parking for three vehicles and the Westerly facing rear garden measures approx.100ft in length with tree and shrub borders, mainly laid to lawn with additional patio area and a garden shed at the end. Internal viewings recommended. Offered with no onward chain.

