

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!



27 Coleridge Road, Ashford, TW15 2QS

OIEO £800,000 Freehold

- **HUGE FIVE/SIX BEDROOM FAMILY HOME**

- **WALKING DISTANCE TO ASHFORD TRAIN STATION AND HIGH STREET**

- **RE-FITTED KITCHEN IN 2010**

- **REPLACED DOUBLE GLAZED WINDOWS AND DOORS IN 2017**

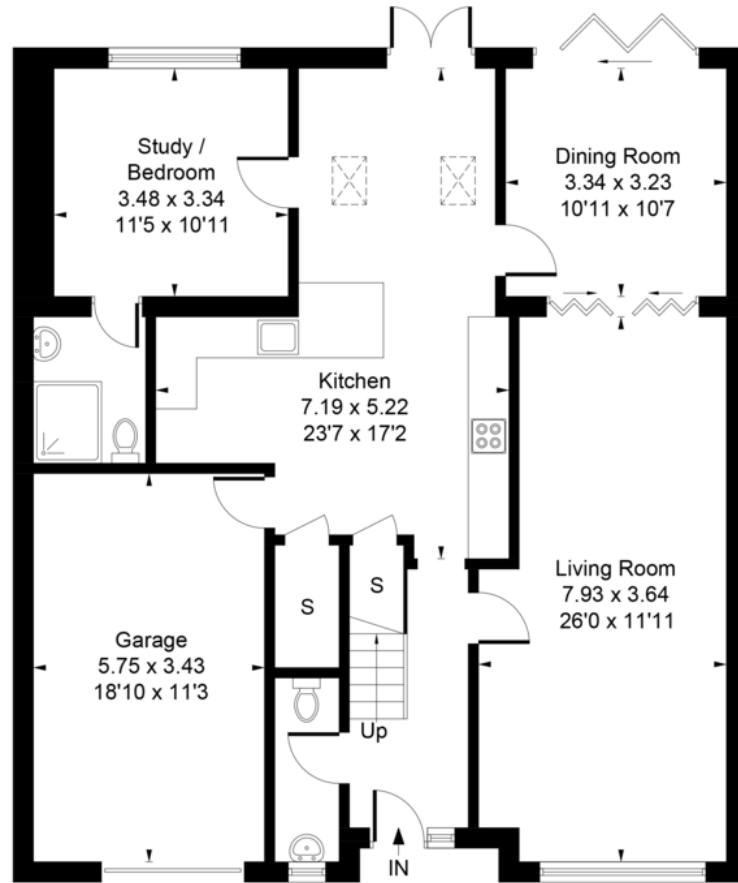
- **RE-PLACED GAS BOILER IN 2018**

- **65FT WESTERLY FACING GARDEN**

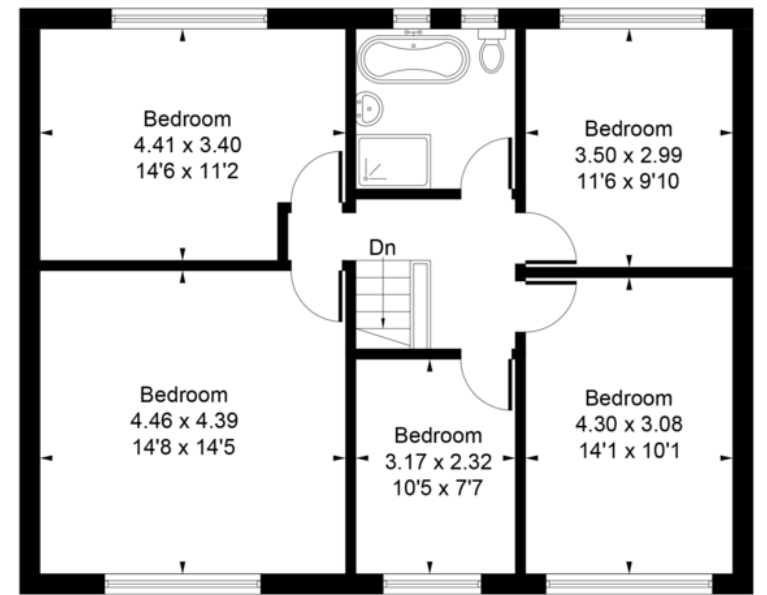
- **OWN DRIVEWAY TO INTEGRAL GARAGE**

- **EPC RATING BAND D**

Approximate Gross Internal Area = 199.14 sq m / 2144 sq ft
(Including Garage)



Ground Floor



First Floor

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

Spelthome Borough Council, Tax Band G being £3840.93 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 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 great opportunity to acquire this excellent sized five/six bedroom detached family home with over 2100sqft of accommodation, and being ideally situated a short walk from Ashford train station and the High Street amenities. Benefits include: a large driveway to the front allowing parking for several cars and access to the integral garage, an entrance hall gives access to the impressive 26ft long living room complete with original parquet flooring and feature gas fireplace (installed 2012), folding doors leading into a separate dining room which forms part of the large rear extension and there are bi-folding doors off the dining room into the rear garden. Also on the ground floor is a smartly appointed and recently re-decorated open plan kitchen/breakfast room with range cooker and space for all the usual utilities and an integrated dishwasher. A study/sixth bedroom with a modern ensuite overlooks the rear garden and there is also a downstairs WC on the ground floor and access into the integrated garage from the hallway. The first floor comprises of four excellent size double bedrooms, a single bedroom, access to the loft space and a lovely modern four piece family bathroom suite. To the rear the property enjoys a lovely well-kept mature garden which is Westerly facing and stretches to about 65ft on length. This large family home allows flexible family accommodation and is situated in a prime spot in Ashford. Viewings come highly recommended!

