

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!



37 Wellington Road, Ashford, TW15 3RL

Guide Price £800,000 Freehold

- **OWN DRIVE AND TRIPLE WIDTH GARAGE**
- **SECLUDED SPOT NEXT TO FORDBRIDGE PARK**
- **EXCELLENT DECORATIVE ORDER THROUGHOUT**
- **SCOPE TO EXTEND FURTHER (STPP)**
- **0.6 MILE FROM ASHFORD TRAIN STATION**
- **VIEWS OVER RIVER ASH**
- **TWO BATHROOMS**
- **RE-FITTED KITCHEN**
- **EPC RATING BAND D**

Approximate Gross Internal Area = 178.69 sq m / 1923 sq ft
(Including Garage)



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

Spelthorne 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 3,328.84

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 unique and impressive four bedroom, two bathroom detached family home with a large driveway to a triple width garage, nestled at the end of a quiet road surrounded by the River Ash and Fordbridge Park and just 0.6 mile from Ashford train station. Benefits include: entrance hall with access to a modern re-fitted shower room with WC, there is a smartly fitted kitchen with centre piece island to the front aspect, with space for all the usual utilities and feature LED lighting. Off the kitchen there is access to a utility room and also a door leads into the large garage which spans 23ft5 x 17ft5! This triple width garage could be converted into a full annex or alternative accommodation if desired and potentially be extended above all subject to the usual planning consents. Also on the ground floor is the large L-shaped lounge dining area which was extended in the past and now offers an excellent light and airy space with views out to the gardens, River Ash and parklands beyond. On the first floor there is a large master bedroom to the front aspect with fitted wardrobes, three further double bedrooms all with built-in cupboards and a modern re-fitted four piece family bathroom suite. To the rear of the house is a lovely mature rear garden which stretched up and in behind the garage for additional gardens and it's boundary is the picturesque River Ash. A lovely family home situated in a special location in Ashford with internal viewings highly recommended!

