

## 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](mailto:ashford@sjsmithestateagents.co.uk) - [staines@sjsmithestateagents.co.uk](mailto:staines@sjsmithestateagents.co.uk)



**Sajid 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!

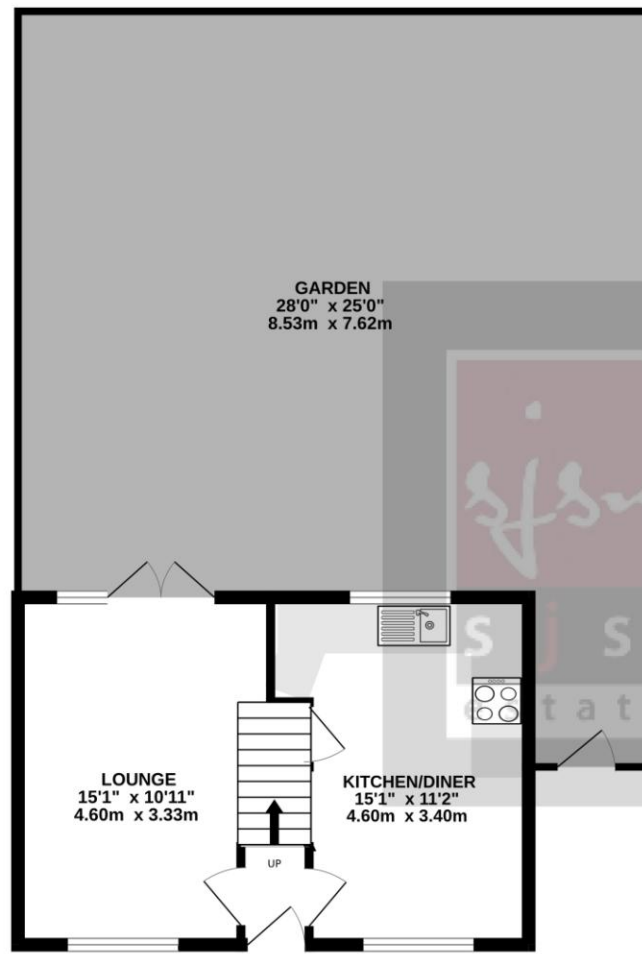


4 Napier Walk, Napier Road, Ashford, TW15 1TQ

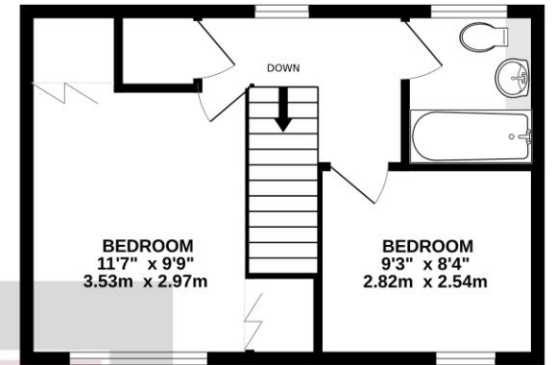
OIEO £425,000 Freehold

- **0% STAMP DUTY FOR FIRST TIME BUYERS COMPLETING BY MARCH 31<sup>ST</sup> 2025**
- **BRAND NEW DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT**
- **BRAND NEW WREN KITCHEN WITH BOSCH INTEGRATED APPLIANCES**
- **BRAND NEW, FULLY-TILED BATHROOM**
- **BRAND NEW AMTICO FLOORING TO ENTIRE GROUND FLOOR**
- **BRAND NEW CARPETS THROUGHOUT**
- **PROFESSIONAL DECORATION THROUGHOUT**
- **REPLACED IDEAL COMBI BOILER, NEW RADIATORS AND PIPEWORK**
- **LANDSCAPED GARDEN WITH NEW COMPOSITE DECKING AND FENCING**
- **RESIDENTS PARKING**
- **EPC RATING C**

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



**Council Tax**

Spelthorne Borough Council, Tax Band D being £2,201.79 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

A stunning, double-fronted, two double bedroom end of terrace modern home. Subject to a wonderful refurbishment - to a high specification, with professional installations and excellent attention to detail - it is presented in 'show home' condition throughout.

The buyer will be the first user of the brand new fixtures and appliances. All rooms are light and airy - the double-fronted design presents a rare feature of a dual-aspect kitchen-diner and a dual-aspect living room. The room layout maximises usable living space and provides ample storage. The property is tucked away in a quiet, private close in Ashford yet within easy reach of Sunbury on Thames, the A316 and M3 motorway. Benefits include:

Brand new, professionally installed, A-rated energy efficient, double-glazed windows and doors. The front door opens into a small hallway, with the stairs ahead and doors leading to: A superb, professionally fitted, new 'Wren Infinity' kitchen diner, with luxury laminate worktops, coloured glass splash back, up-stands and window sill and a range of wall and base units, including a large larder cupboard. New Grohe taps and integrated 'Bosch' appliances (washing machine, dishwasher, fridge freezer, oven, hob and extractor). The dual-aspect living room is bright and airy with views of, and access to, the garden via new French doors. The entire ground floor has new, professionally installed 'Amtico' flooring, with a 25 year warranty from installation. The stairs and entire first floor (except the bathroom which is tiled) has brand new, professionally installed carpet with luxury underlay, new gripper, and brushed steel door bars throughout. The stairs lead to a central landing, with access to a master bedroom with two built-in wardrobes, a second double bedroom, the bathroom, a storage cupboard and access to the loft via a drop-down ladder. The loft has new boarding for storage, new lighting and houses the 'IDEAL' gas combination boiler which is approx. 20 months old. The brand new bathroom has professional tiling, plumbing and installation. Large, high quality wall and floor tiles have been expertly laid with minimal grout lines for low maintenance. The three piece bathroom suite includes 'Calypso' fitted units, hotel grade bath, chrome towel radiator, new extractor, LED illuminated mirror and Grohe shower and taps. To the rear, the property enjoys a newly landscaped garden with side access, new close board fencing to all sides, Rolawn turf, new professionally installed 'Saige' composite decking (10 year warranty from installation), new outdoor power socket, garden floodlight and garden tap. Further details of the refurbishment are available on request (Specification of Works).

An outstanding home with no chain that would make a great first time buy or for someone who is downsizing and doesn't want the cost, time and uncertainty of doing work to a property.

NAPIER WALK  
TOTAL FLOOR AREA : 700sq.ft. (65.0 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.  
Made with Metropix ©2024

