

## 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.  
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**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 S J 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!





- **0.3 MILE TO ASHFORD TRAIN STATION**

- **60FT LANDSCAPED REAR GARDEN**

- **STUNNING EXTENDED KITCHEN DINER**

- **UTILITY ROOM**

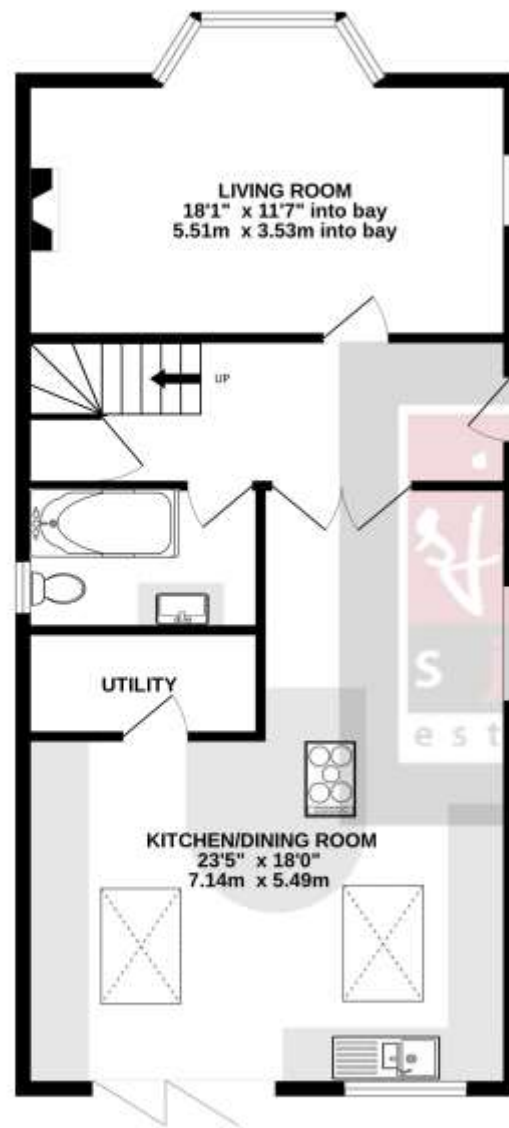
- **TWO BATHROOMS**

- **MEGAFLO HEATING SYSTEM**

- **OFF STREET PARKING TO THE REAR**

- **EPC RATING BAND C**

GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1236 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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**

Spelthorne Borough Council, Tax Band E being £2,691.08 for 2023/24

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.

An outstanding three double bedroom detached family home which has been re-furbished and extended in 2019 by the current owners and now offers great accommodation in "show home" condition throughout. Ideally situated just 0.3 mile from Ashford train station the property boasts many attractive features including: side door entry into a welcoming entrance hall with porcelain tiled flooring, there is a bright bay fronted living room to the front aspect with original parquet flooring and a feature fireplace and a newly added three piece bathroom suite on the ground floor. Access via internal French doors then lead into the most impressive kitchen/diner which has been skilfully extended in 2019 and now benefits from: porcelain floor tiles throughout with underfloor heating in the extended part of the kitchen, a vaulted ceiling lets in ample natural light via the two large Velux windows, the breakfast bar and worktops are Quartz, there is space for an American Fridge Freezer and all the integrated appliances are "Neff" and the kitchen also has bi-folding doors out to the garden and a "Quooker" tap over the sink along with a built-in wine cooler to name just some of the features of this highly impressive kitchen, which was fitted by local firm, Taylor Wright Kitchens. Off the kitchen is a separate utility room which houses the washing machine, dryer, boiler and "Megaflo" heating system. On the first floor the master bedroom is a good size and features a large walk-in wardrobe, there are two further double bedrooms, the second of which has fitted wardrobes. The bedrooms are complemented by a lovely re-fitted shower room with a huge walk-in cubicle and there is also access to the loft on the first floor. Externally the property has a nice front garden which could be converted to a driveway for additional parking, and a lovely landscaped 60ft rear garden with side access and vehicular access at the base of the garden allowing off street parking if required. Internal viewings are essential!

