

## 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 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!

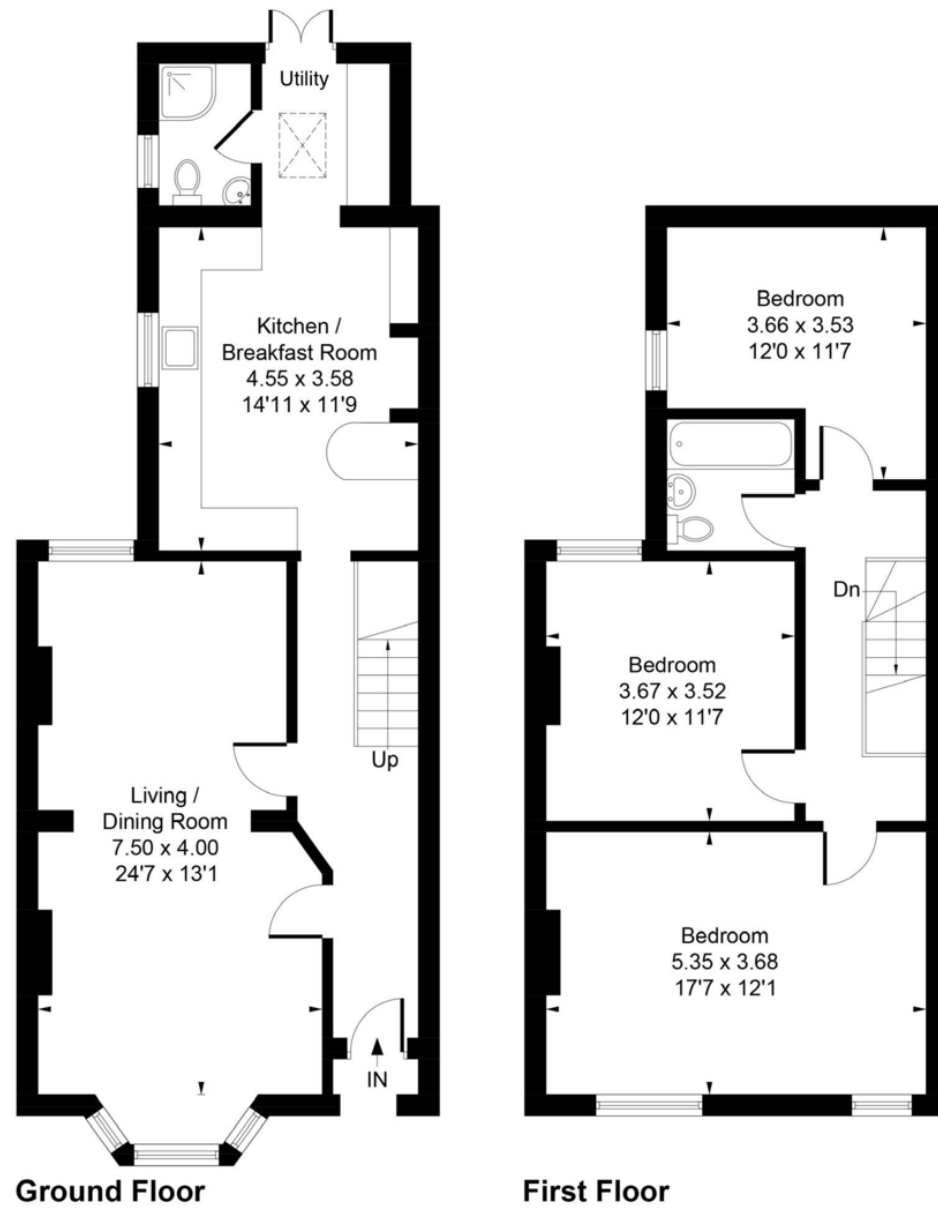


96 Clarendon Road, Ashford, TW15 2QD

£585,000 Freehold

- **NO ONWARD CHAIN**
- **TOTAL RENOVATION IN 2018**
- **OFF-STREET PARKING**
- **EASY ACCESS TO HIGH STREET AND TRAIN STATION**
- **EXTENDED TO THE REAR**
- **LANDSCAPED 65FT REAR GARDEN**
- **THREE DOUBLE BEDROOMS**
- **TWO BATHROOMS**
- **NEW CENTRAL HEATING SYSTEM**
- **EPC RATING BAND D**

Approximate Gross Internal Area  
122.58 sq m / 1319 sq ft



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 purchaser.

### Council Tax

Spelthome Borough Council, Tax Band E being £2,817.00 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.

### NO ONWARD CHAIN.

Beautiful Edwardian halls-adjointing end terrace property with three double bedrooms and two bathrooms located in highly sought after Clarendon Road, a stones throw from Ashford High Street and Station.

A perfect home for a growing family or professionals - this beautiful Edwardian family home was fully renovated in 2018 and is presented in excellent condition throughout. Properties in this road rarely come to market, the current owner has owned this property for 40 years. Accommodation briefly comprises: Large dual aspect lounge / dining room with a bay window to the front and sash window overlooking the garden. Large fully fitted kitchen / breakfast room with patio doors leading to garden terrace – solid wood worktops, rangemaster cooker and breakfast bar highlight this spacious and practical space. A rear extension was added under permitted development in 2018 – this area houses a downstairs toilet / shower room and utilities area. The house has new carpets fitted throughout, with the exception of the hall, kitchen and bathrooms where Karndean flooring has been installed. Upstairs there are three good size double bedrooms. The larger master bedroom is stunning, a great size with a lovely feature fireplace and is situated to the front aspect of the property. The recently fitted family bathroom offers a white three-piece suite with shower and bath. The front of the property is block-paved, the kerb has been dropped allowing off-street parking. To the rear, the property offers a low maintenance landscaped garden of approx. 60-70ft in length. A large shed with double door access, power & light in situ offers great storage for garden tools, bikes, motorbike etc. There is easy access to the rear garden through a side gate. Garden has been "turfed" with artificial grass offering truly low maintenance gardening.

Viewings come highly recommended for this handsome three double bedroom family home in Central Ashford.

