

## 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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### **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!



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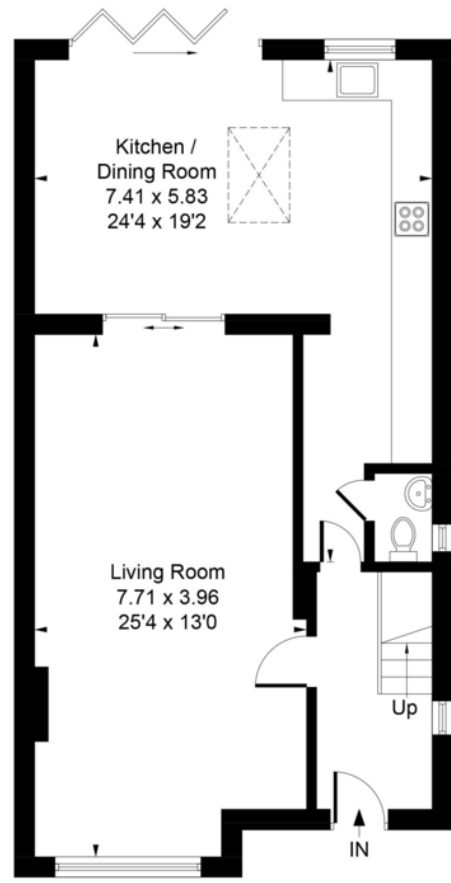


### **95 Station Crescent, Ashford, TW15 3HN** **Guide Price £600,000 - Freehold**

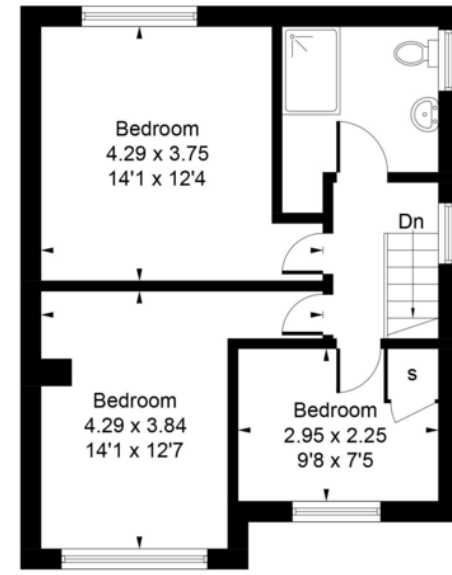
Offered with no onward chain is this stunning re-furbished and extended three bedroom semi detached family home, ideally situated just 0.7 mile from Ashford train station and walking distance to the local park and Ashford Park Primary School. Benefits include: a newly re-laid front driveway allows parking to the front for two cars, a new front door leads into the entrance hall with porcelain tiled flooring and a re-fitted downstairs WC and access to the good sized living room to the front aspect. The main feature on the ground floor is the impressive and newly added open plan kitchen/diner extension with bi-folding doors, skylight and a range of matching units with space for the usual utilities. On the first floor there are two double bedrooms and a single bedroom all with newly fitted carpets, access to the large loft space and a lovely re-fitted family bathroom suite. To the rear the property enjoys a superb 100ft rear garden which has been levelled and landscaped and more recently had a brick built outbuilding added at the end of the garden which has power and lighting and is insulated. Other improvements by the current owners include re-wiring throughout, new windows and doors, and a new gas central heating system. Internal viewings are highly recommended! (NB Owners of 91 Station Crescent do have a right of access, down the right hand side next to our garden, should they need to access their own garden from the rear.)

- NO ONWARD CHAIN
- EXTENDED AND RE-FURBISHED IN 2023
- STUNNING OPEN PLAN KITCHEN WITH BI-FOLD DOORS
- LANDSCAPED 100FT GARDEN
- NEW OUTBUILDING
- EPC RATING BAND C
- 0.7 MILE TO TRAIN STATION & HIGH STREET

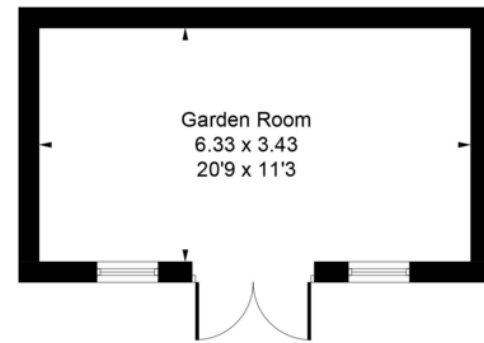
Approximate Gross Internal Area = 110.17 sq m / 1186 sq ft  
 Garden Room = 22.26 sq m / 240 sq ft  
 Total = 132.43 sq m / 1426 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)  
 Outbuilding



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 E being £2,816.70 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 should obtain verification on points via a solicitor.