

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!



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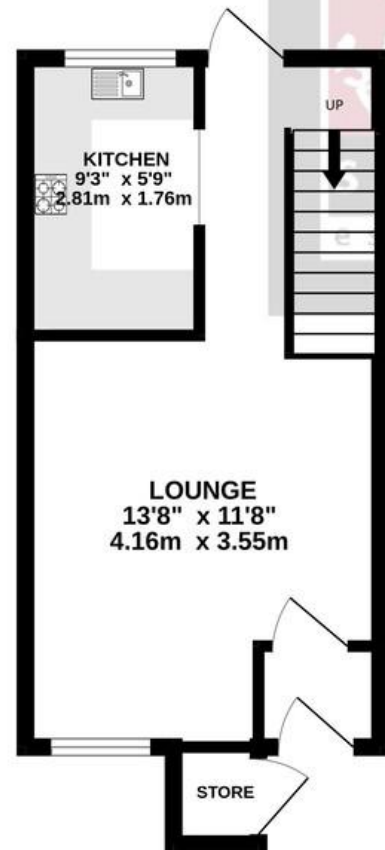
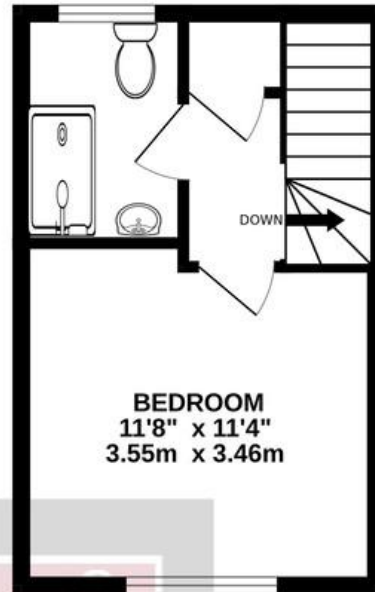


17 Fern Walk, Ferndale Road, Ashford, TW15 3PA
Guide Price £325,000 - Freehold

Enviably tucked away down this pleasant Mews in a traffic-free setting next to Fordbridge Park is this wonderful one bedroom Freehold starter home which boasts front and rear gardens and comes with allocated and visitor parking. Presented in excellent condition throughout the property offers: access via a private fenced off front garden with storage cupboard to the outside and a front door leading into the porch which then opens into the lovely bright living room which is well-decorated throughout and has re-placed flooring. There is double glazing throughout the house and a modern fully fitted kitchen on the ground floor to the rear aspect. On the first floor is a great size double bedroom, loft access and a re-fitted shower room. It's rare to find starter homes with a private rear garden but this one enjoys a lovely recently landscaped 50ft rear garden which could be extended into if required and also has a modern outbuilding/office complete with power and light. Behind the garden is the car park with the allocated parking space along with additional visitor and other residents parking spaces. Ideally situated less than a mile from Ashford train station and enjoying lovely views out to the front over and a short stroll to the lovely Fordbridge Park this property is not to be missed!

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR
223 sq.ft. (20.8 sq.m.) approx.



LOUNGE
13'8" x 11'8"
4.16m x 3.55m

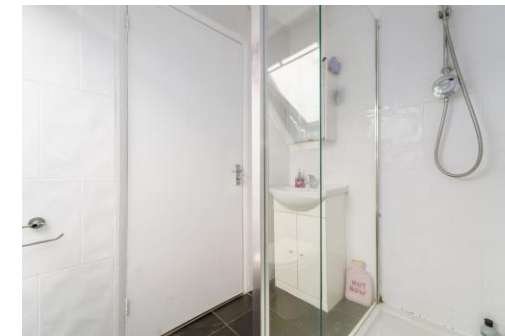
STORE

TOTAL FLOOR AREA : 596 sq.ft. (55.3 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.
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- FREEHOLD
- LANDSCAPED 50FT GARDEN WITH OUTBUILDING
- ALLOCATED AND VISITOR PARKING

- TRANQUIL TRAFFIC-FREE SETTING NEAR FORDBRIDGE PARK
- GREAT FIRST TIME BUY
- EPC RATING BAND TBC
- GREAT FIRST TIME BUY



Council Tax

Spelthorne Borough Council, Tax Band c being £2,048.52 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.