

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 - staines@sjsmithestateagents.co.uk



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!



27 Exeforde Avenue, Ashford, TW15 2EF

Guide Price £700,000 Freehold

- **IMMACULATE CONDITION THROUGHOUT**
- **EXTENDED AND RE-FURBISHED IN 2021**
- **STUNNING OPEN PLAN KITCHEN LIVING ROOM**
- **MASTER BEDROOM WITH ENSUITE**
- **NEW FAMILY BATHROOM**
- **NEW FLOORING THROUGHOUT**
- **FOUR BEDROOMS**
- **EPC RATING BAND D**

Approximate Gross Internal Area = 112.44 sq m / 1210 sq ft
 Outbuilding = 12.04 sq m / 130 sq ft
 Garage = 17.19 sq m / 185 sq ft
 Total = 141.67 sq m / 1525 sq ft



Council Tax

Spelthome 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.

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.

An immaculate detached family home which was extensively re-furbished and extended by the current owners in 2021 to now provide excellent and adaptable accommodation throughout.

Situated in a the highly sought after Exeforde Avenue which is moments from Ashford High Street and just 0.7 Mile to the train station. Benefits include: a large driveway and garage allowing off street parking for several cars, an entrance porch which opens into the wide and spacious hallway with replaced "Karndean" flooring throughout and allows access to all principle rooms including: two double bedrooms to the front aspect, either of which could be also used as another reception room if you didn't need all four bedrooms, a large single bedroom and a good size master bedroom complete with a modern ensuite shower and fitted wardrobes. There is access to the large loft space which is ripe for a potential loft conversion in the future, and also a cloaks cupboard off the hallway along with the lovely re-fitted three piece family bathroom suite.

To the rear of the property is the real "hub" of the house, the recently extended kitchen/family room, again with "Karndean" flooring, breakfast bar/centre island, integrated fridge and dishwasher and "Quartz" work surfaces throughout. There is a separate utility room off the kitchen and two sets of patio doors lead out to the lovely landscaped rear garden, which is approximately 70ft x 40ft with access to the garage (with power and light) and a detached outbuilding at the base of the garden which would make an ideal bar, gym or home office.

An impressive detached family home in great condition in a great location in Ashford that needs to be viewed to be fully appreciated!

