

**Mr D Ginger – 5\***

Would thoroughly recommend! Chad and the team have kept us well informed all the way through the process, even during the difficult lockdown period and have made all parts of the journey as stress free as possible.

**Mr M Muggeridge – 5\***

I was extremely happy with the service I received from the beginning; with Louis and Chad who looked after the negotiation and sale of the property, right through to the completion of the sale with Nicola. Nicola was incredibly efficient with all the paperwork which needed completing and continued to keep me updated and in the loop throughout the process. She was helpful and offered exceptional customer service. I would not hesitate to recommend this

**Mr D Tomlinson – 5\***

The staff at SJ Smith were great and made the moving process go as smoothly as possible. A big thank you.

**Mr K Ziolkowski – 5\***

Hello everyone. I just sold my property with S.J. Smith and I'm really happy with my decision. They are very professional. Special thanks to Mr Robert who has done professional valuation of the property, professional photos and professional advice. Special thanks for Mr Chad who has been with me through whole process of selling. He always been available (even when days off), very active in communication with other involved parties. I can honestly recommend SJ Smith as a really professional team.

**Mrs W Teverson – 5\***

We originally signed up with Purple Bricks (purely cost saving) but Chad tempted us to give S J Smith an opportunity – and I admit it is a different service to that of an online agency, you get what you pay for and they provided a professional service all the way through, we were delighted and would highly recommend this local agency to anyone buying or selling in the area.

**Mr J O'Shea – 5 \***

Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

**Mr S Dymo – 5\***

Chad at smiths was very very good. Great communication. Very helpful, would like to thank Chad and Nicola for all their help. Done a great job. Would definitely recommend smiths.

**Mr J – 5\***

There is a reason why you see so many SJ Smith sale boards around Sunbury, Ashford and Staines compared to the other companies! As first time buyers we had no idea what to expect but from start to finish the service we received from them was exceptional. Louis showed us around the property and was very professional. No hard sell and let us take our time also very knowledgeable answering my questions about the property and surrounding area. He and Chad helped secure the sale through negotiating and agreeing a price. Nicola was an absolute god send during the process and helped keep us sane throughout. Quick to respond to our queries and persistent with keeping things moving. We are now settled in our new home and forever grateful to SJ Smith for their efforts in making it happen!

**Mrs A J Tyler – 5\***

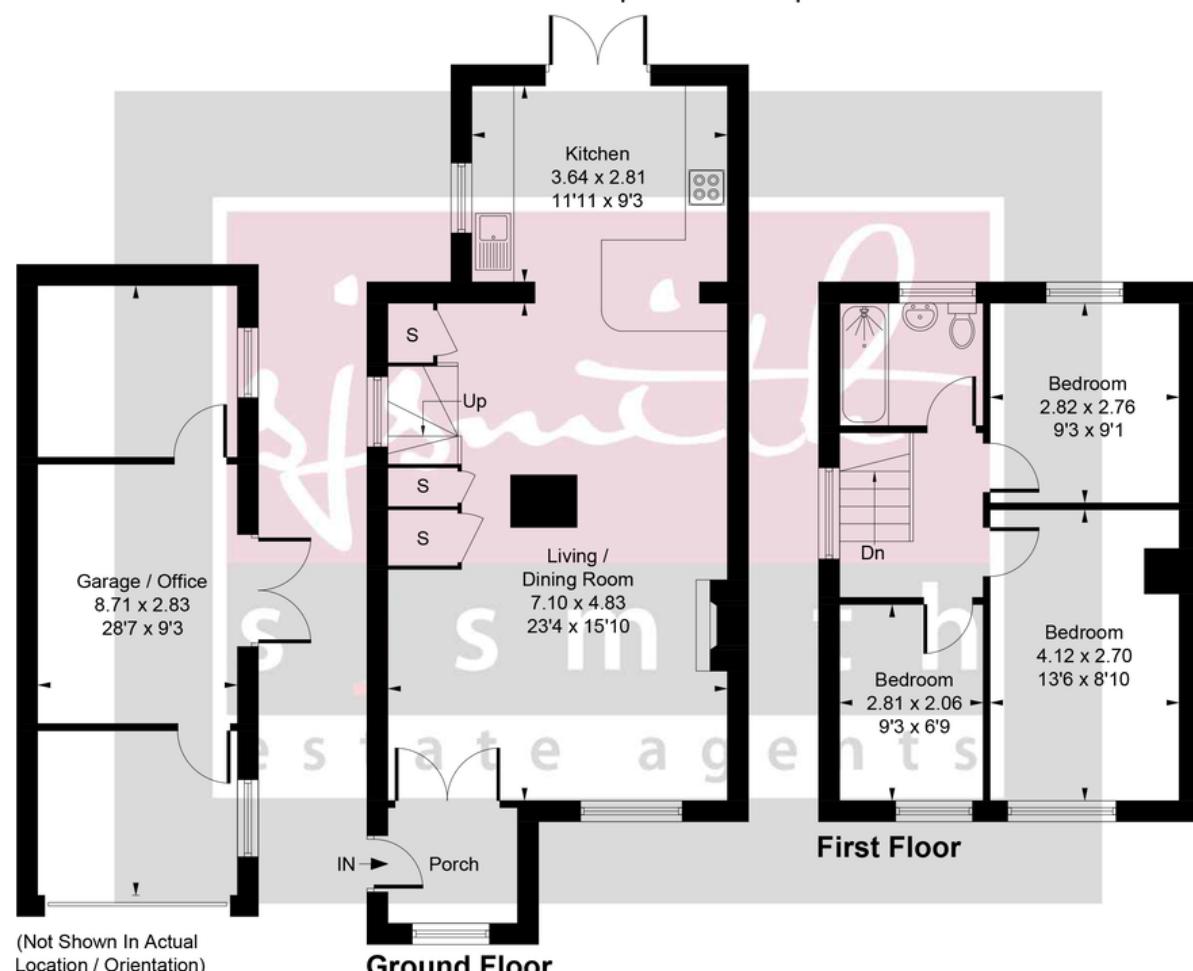
Great service from start to finish. Lovely friendly service from Louis and Rob and exceptional after sales service from Nicola. Highly recommended.

- SEMI DETACHED FAMILY HOME
- USEFUL GARAGE/ CONVERTED OFFICE
- MODERN FITTED KITCHEN
- POPULAR ROAD IN ASHFORD
- NEWLY APPOINTED BATHROOM SUITE
- LARGE THROUGH LOUNGE
- SOUTH FACING GARDEN
- WALKING DISTANCE TO LOCAL SCHOOLS
- CLOSE TO LOCAL AMENITIES
- EPC RATING BAND D

Approximate Gross Internal Area = 83.87 sq m / 903 sq ft

Garage / Office = 25.38 sq m / 273 sq ft

Total = 109.25 sq m / 1176 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

Spelthorne Borough Council, Tax Band E being £2,948.95 for 2025/26

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.

This lovely extended three-bedroom semi-detached home is situated in a popular residential area, conveniently located close to local schools and the amenities of Ashford High Street. The property benefits from a shared driveway leading to a substantial 28ft 6 garage, which has been partially converted to create a smart home office, ideal for remote working, while retaining useful storage space.

An entrance porch opens into a spacious open-plan through lounge, featuring replaced flooring and an attractive feature fireplace, creating a warm and inviting living environment. To the rear, the property boasts a stunning re-fitted kitchen, finished to a high standard with quartz worktops, integrated appliances, and contemporary cabinetry. The kitchen enjoys excellent natural light and provides direct access to the rear garden, making it both practical and stylish for everyday family living.

The first floor offers two double bedrooms, a well-proportioned single bedroom, and a newly installed modern family bathroom. The bathroom is fitted with a contemporary three-piece white suite, including a bath with shower over, complemented by sleek tiling and stylish finishes. Replaced carpets to the stairs, landing, and bedrooms complete the upper level.

Externally, the rear garden measures approximately 40ft and enjoys a desirable south-facing aspect. It has been attractively landscaped to include a patio area, manicured lawn, and side access, along with direct access to the garage. This well-presented home offers a perfect balance of modern living and practical space, making it an ideal choice for families and professionals alike.

