

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
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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!



22 Princes Road, Ashford, TW15 2LT

Guide Price £750,000 Freehold

- **WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE**

- **THREE BATHROOMS**

- **4/5 BEDROOMS**

- **IMPRESSIVE EXTENDED KITCHEN/FAMILY ROOM**

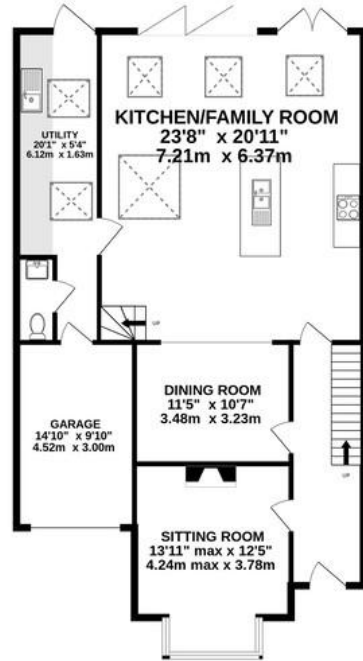
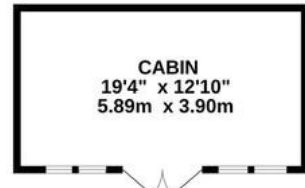
- **50FT REAR GARDEN WITH CABIN/OUTBUILDING**

- **OFF STREET PARKING**

- **UTILITY ROOM**

- **EPC RATING BAND TBC**

GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.6 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 2596 sq.ft. (241.2 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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Council Tax

Spelthome Borough Council, Tax Band E being £2,691.08 for 2022/23

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.

A stunning character home set in the heart of Ashford, built circa 1890 and boasting five bedrooms, off street parking, a garage, outbuilding/cabin in the garden and a stunning open plan kitchen/living area measuring some 23 x 20' with views out to the garden. This beautiful family home has been cleverly extended by the current owners and offers vast accommodation, which is set out over three floors. A traditional entrance hallway gives immediate access to the bay fronted sitting room with a feature open fireplace, there is also a separate dining area in the original second reception room, this now becomes part of the impressive family room to the rear of the house. The ground floor extension was built in 2019 hosting a range of different spaces for any growing family. The kitchen area has a central island with integrated sink and dishwasher with bespoke worktops and a range of matching units. There is a further lounge area just across from the kitchen filled with natural light from 1 of 4 skylights that cover this area. Beyond the kitchen is a separate utility area with additional integrated fridge freezer and space for a washing machine and tumble dryer, there is a separate W.C with access to the integral garage. Most impressively is a separate office/bedroom which has its own staircase and floor with a built-in storage cupboard. The first floor comprises of: three bedrooms, a modern fitted white bathroom suite with electric shower and under floor heating refurbished in 2019 and ensuite shower room to the principal bay-fronted bedroom. The second floor is a large double bedroom with its own dressing area and also benefits from an ensuite shower room. The rear garden can be accessed by way of the French patio doors or large bi-folding doors from the ground floor extension, the 50ft rear garden is mainly laid to lawn with shrub borders and has a well-appointed patio. There is a wooden cabin which sits at the end of the garden that has been insulated and has light, power, heating and is currently set up with Sky TV but could be used as a home gym or further office space should you require.

