

## 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!



2 Thetford Road, Ashford, TW15 3BW

OIEO £650,000 Freehold

- **OWN DRIVEWAY TO GARAGE WITH UTILITY ROOM APPLIANCE PLUGS**

- **DAIKIN - AIR SOURCE HEATH PUMP**

- **BUILT IN 2020 WITH 6 YEARS REMAINING ON NHBC GUARANTEE**

- **LANDSCAPED GARDEN WITH OUTBUILDING AND 4 PERSON HOT SPA**

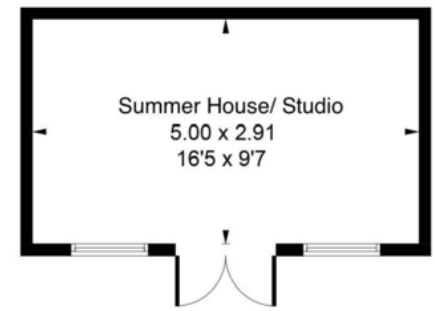
- **STUNNING OPEN PLAN HOWDENS HANDLESS KITCHEN DINER WITH QUARTZ WORKTOPS**

- **PORCELANOSA TILES DOWNSTAIRS AND IN BATHROOM AREAS**

- **STUDY AREA ON FIRST FLOOR**

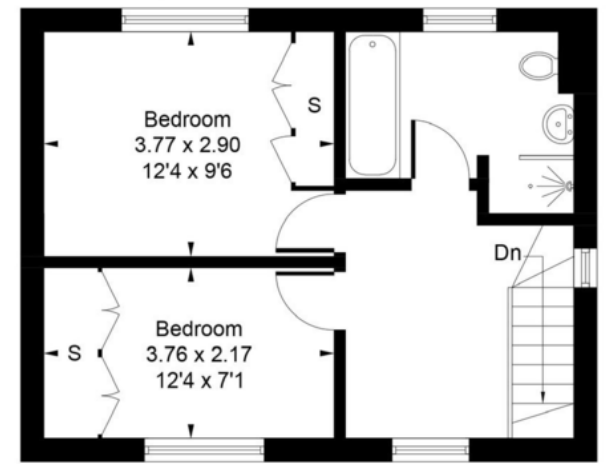
- **EPC RATING BAND B**

Approximate Gross Internal Area = 76.84 sq m / 827 sq ft  
 Garage = 14.69 sq m / 158 sq ft  
 Garden Shed = 14.50 sq m / 156 sq ft  
 Total = 106.03 sq m / 1141 sq ft

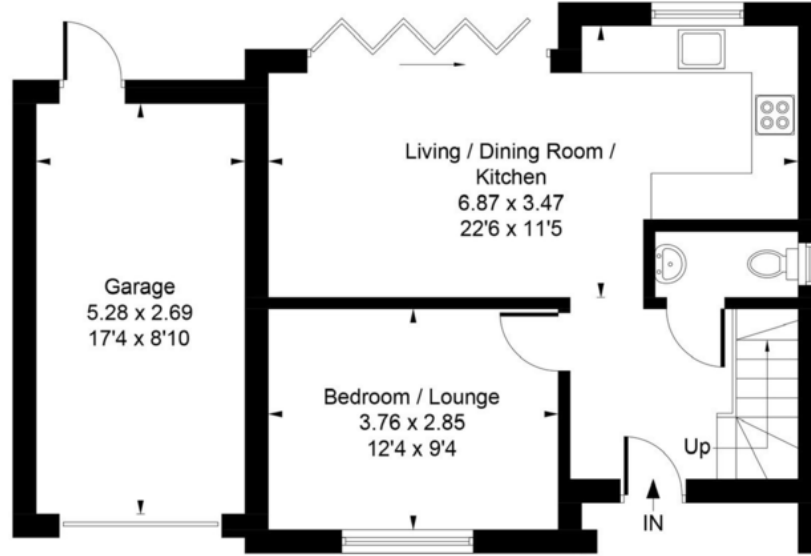


(Not Shown In Actual Location / Orientation)

**Outbuilding**



**First Floor**



**Ground Floor**

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 £2816.70 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.

An immaculate detached two/three bedroom modern home built in 2020 tucked away down a private driveway in Ashford close to Ashford train station and the High Street.

Finished to a very high specification throughout this fantastic detached property allows any new owners to simply step in and enjoy a superbly finished home and décor throughout. There is off street parking to the front for two cars, a garage attached to the house, with Utility Room appliance plugs (which could be converted into another room) a bright entrance hall offers access to a downstairs WC and front lounge/potential bedroom with feature lit ceiling. Beyond this and overlooking the garden is the impressive bespoke fully fitted open plan Howdens "handless" kitchen/dining area with Quartz worktops and large bi-folding doors overlooking the garden.

On the first floor there is a large landing space (which could be adapted to create a small third bedroom if required) and is currently set up as a study area, two good size double bedrooms both come with bespoke fitted wardrobes, and there is access to the loft space and also to the luxury designer four piece family bathroom suite complete with Graff fittings. To the rear the property enjoys a fantastic landscaped rear garden with patio area nearest the house, a fully functional 4 person hot spa, a further paved area with private gazebo ideal for alfresco dining and there is also a good size Summer House/Studio which has full electrics and it's own fuse board, it could make an ideal Gym/bar or outdoor home office. Further benefits include: Graff fitting and door handles throughout, a Monarch water softener, Daikin Air Source Heat Pump, custom fitted blackout blinds throughout the house, hard wired smoke alarms and Texecom security system and additional security cameras overlooking the driveway and rear garden and a Heatmiser central heating system with touch screens throughout the property.

Viewings come highly recommended!

