



**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 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 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.

**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 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 sale 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!

**Mr J O'Shea – 5\***  
 Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

**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 D Tomlinson – 5\***  
 The staff at SJ Smith were great and made the moving process go as smoothly as possible. A big thank you.

**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.



- QUIET RESIDENTIAL ROAD
- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- GENEROUS REAR GARDEN
- TWO BATHROOMS
- OFF STREET PARKING
- REMOTE CONTROLLED GARAGE
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- EPC RATING BAND C

Approximate Gross Internal Area = 189.40 sq m / 2039 sq ft  
(Including Garage)



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 F being £3,485.13 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.

Located on a quiet residential road, walking distance from Ashford Mainline Station and the amenities of Ashford High Street, this substantial four double bedroom detached home offers exceptionally spacious and versatile accommodation. The property further benefits from three reception rooms, a separate home office, integral garage, and off-street parking, making it an ideal family home.

A generous entrance hallway provides a welcoming first impression and gives access to the main reception room, dining room, and integral garage. A recurring theme throughout the house is the sheer sense of space in every room, and the main reception room is no exception. Measuring approximately 15' x 15', this bright and inviting space features a charming bay window and offers an excellent setting for family life. The spacious dining room, ideal for larger families, opens seamlessly into both the kitchen and the third reception room, creating a flexible and sociable layout. The kitchen is fitted with a range of worktops and units and offers space for appliances including a gas hob and cooker, washing machine, tumble dryer and dishwasher. The current owners have upgraded premium heating setup with Worcester bosch boiler and megaflo system.

To the rear of the kitchen is the home's second washroom, fitted with a white shower suite. The additional reception room enjoys pleasant views across the rear garden and benefits from double doors opening directly onto the outdoor space. The ground floor accommodation is completed by a separate home office and access to an integral garage.

To the first floor are four rarely found double bedrooms, each benefiting from fitted wardrobes and study desks. The family bathroom is well-appointed, featuring both a separate shower cubicle and bath, and is finished with floor-to-ceiling tiling. Externally, the rear garden offers excellent width and a good degree of privacy, with mature trees screening neighbouring houses / gardens. Predominantly laid to lawn, this attractive outdoor space is ideal for family gatherings and entertaining, while also providing access to the front of the property from both sides.

