



## About Us

S J Smith Estate Agents was founded with a singular goal – to provide an unparalleled level of service and client care not readily available in our local market. Our aim is to establish S J Smith as the premier estate agency in our area of operations. To that end, we blend proven real estate practices with cutting-edge technology to deliver the very best service possible. However, our greatest asset is our exceptional staff, whose dedication and expertise set us apart from competitors. Let's stay in touch! Get tips, sneak peeks, and early access to our newest properties!



## Contact Details

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## Client Testimonials

“

Amazing, Outstanding customer service! We have sold and purchased 3 properties now with S J past 12 years! This experience was however the best one to date! Would recommend this company to all wanting to sell or let there properties in the Ashford, Surrey or surrounding areas. Well done all involved! Top Work!!!

Mark Sheidrake

“

Absolutely brilliant service from all the staff working in S J Smith Ashford that supported us during our house process. Couldn't fault anyone, they were a productive, helpful and friendly estate agents. We have been greatly appreciative of all the updates during the process and the constant reassurance they've provided us with along the journey.

Dani Atkinson

“

We sold our house with S J Smiths and they were incredible throughout. Their photographer did a fantastic job at capturing our home from some tricky angles. Then when our house went on sale, they were very responsive and communicative throughout the viewings process, giving us feedback after each viewing. Our house sold within a week and we really do believe that was down to their hard work. We are so glad we chose S J Smiths and couldn't recommend them more. Thanks so much guys.

Holly

“

Most honest and experienced estate agents in the area. Easy to work with. We had a tight deadline to meet in order to beat the stamp duty increase. I would definitely recommend going with them whether you have to sell or purchase. They work towards making things happen for you.

Alekhya Jarathi



30 Wrens Avenue, Ashford, TW15 1AP

£625,000 Freehold

- Three/ four bedrooms
- Detached chalet bungalow
- Four piece bathroom suite
- Off street parking
- Garage
- Stunning kitchen
- 180' (approx) rear garden
- EPC Rating Band E

## Council Tax

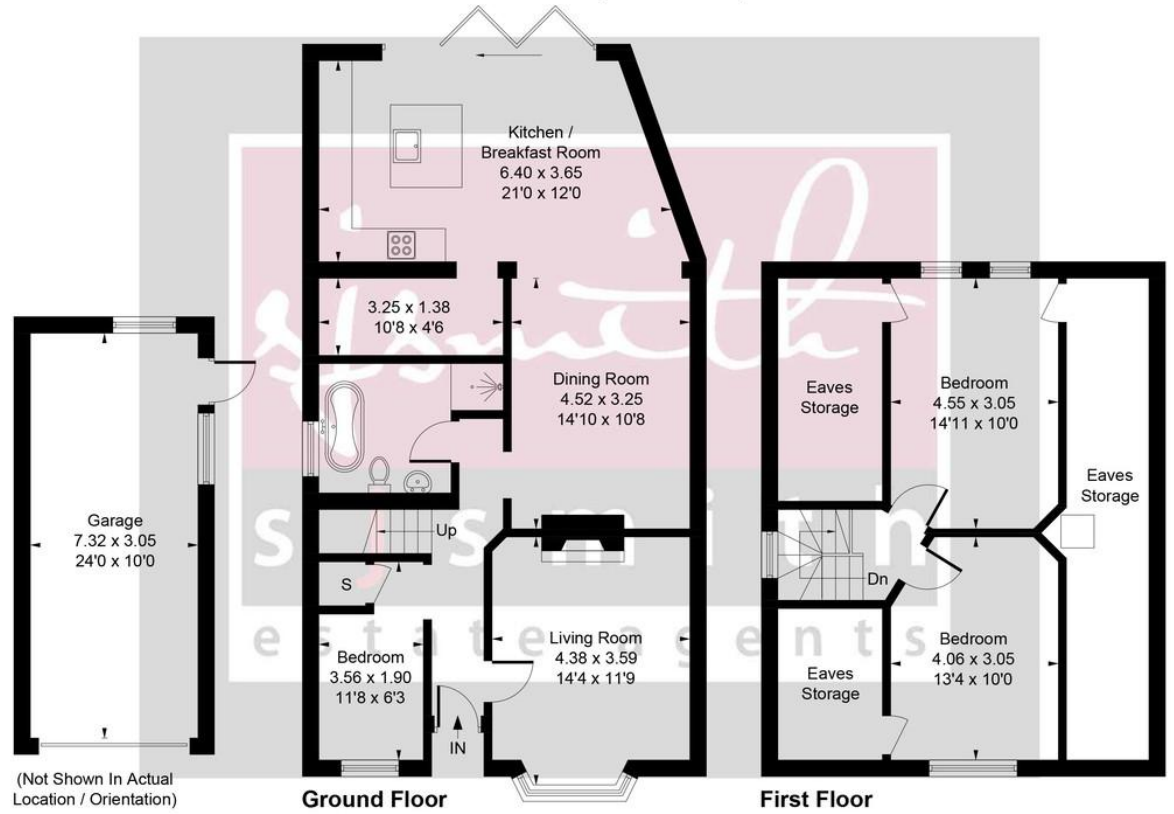
Spelthorne Borough Council, Tax Band D being £2,412.78 Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Approximate Gross Internal Area (Excluding Eaves Storage)

113.87 sq m / 1226 sq ft

Garage = 22.86 sq m / 246 sq ft

Total = 136.73 sq m / 1472 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 purchase.



A stunning three/four-bedroom detached chalet-style bungalow, beautifully remodelled and extended by the current owners, offering versatile accommodation throughout, along with off-street parking and an impressive 180ft rear garden. The entrance hallway provides access to two well-proportioned rooms positioned at the front of the property. One is currently utilised as an ideal home office, while the other serves as the principal reception room, featuring a charming wood-burning stove and bespoke shelving units set either side of the chimney breast. This space offers a cosy and private retreat, perfect for relaxing or entertaining. Further along the hall is a beautifully appointed bathroom suite, complete with a freestanding bath, separate shower cubicle, stylish tiling, and a heated towel rail.

To the rear, the property has been thoughtfully extended to create a superb open plan living and entertaining space. A striking central island forms the focal point of the kitchen, complemented by a skylight lantern that floods the area with natural light. A range of high quality worktops and units provide ample space for food preparation, with room for appliances including a range cooker with underfloor heating running throughout this area. A separate utility room offers additional space for white goods. Bi-fold doors open onto a well-designed patio, seamlessly connecting the indoor and outdoor spaces to create a perfect setting for entertaining, surrounded by established, tropical-style planting. The first floor comprises two generous double bedrooms, both benefiting from extensive eaves storage running the full length of the rooms. Externally, the garden is a true feature of the home. A bespoke patio area incorporates both raised and sunken levels, creating defined seating areas, alongside raised beds and a variety of mature plants and trees that provide privacy and year-round colour. The garage benefits from power and lighting, offering additional storage space. Beyond the patio and garage, the garden extends further, with an additional 100ft laid to lawn, complemented by flower beds, trees, and an array of plants and shrubs.

