

### Contact Details



Let's stay in touch! Get tips, sneak peeks, and early access to our newest properties!

However, our greatest asset is our exceptional staff, whose dedication and expertise set us apart from competitors. 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.

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.

### About Us



## Client Testimonials

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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 Sheldrake

“

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



4 The Wickets, Ashford, TW15 2RR

£775,000 Freehold

- **Substantial detached family home in the sought-after development of The Wickets**

- **Over 1,800 sq ft of accommodation including garage and office space**

- **Four well-proportioned bedrooms, including a principal bedroom with en-suite**

- **Generous kitchen/breakfast room with separate utility room • Spacious dining room leading to a brig**

- **Spacious dining room leading to a bright conservatory overlooking the garden**

- **Additional office and versatile side room ideal for gym, workspace or storage**

- **Ample off-street parking and retained garage**

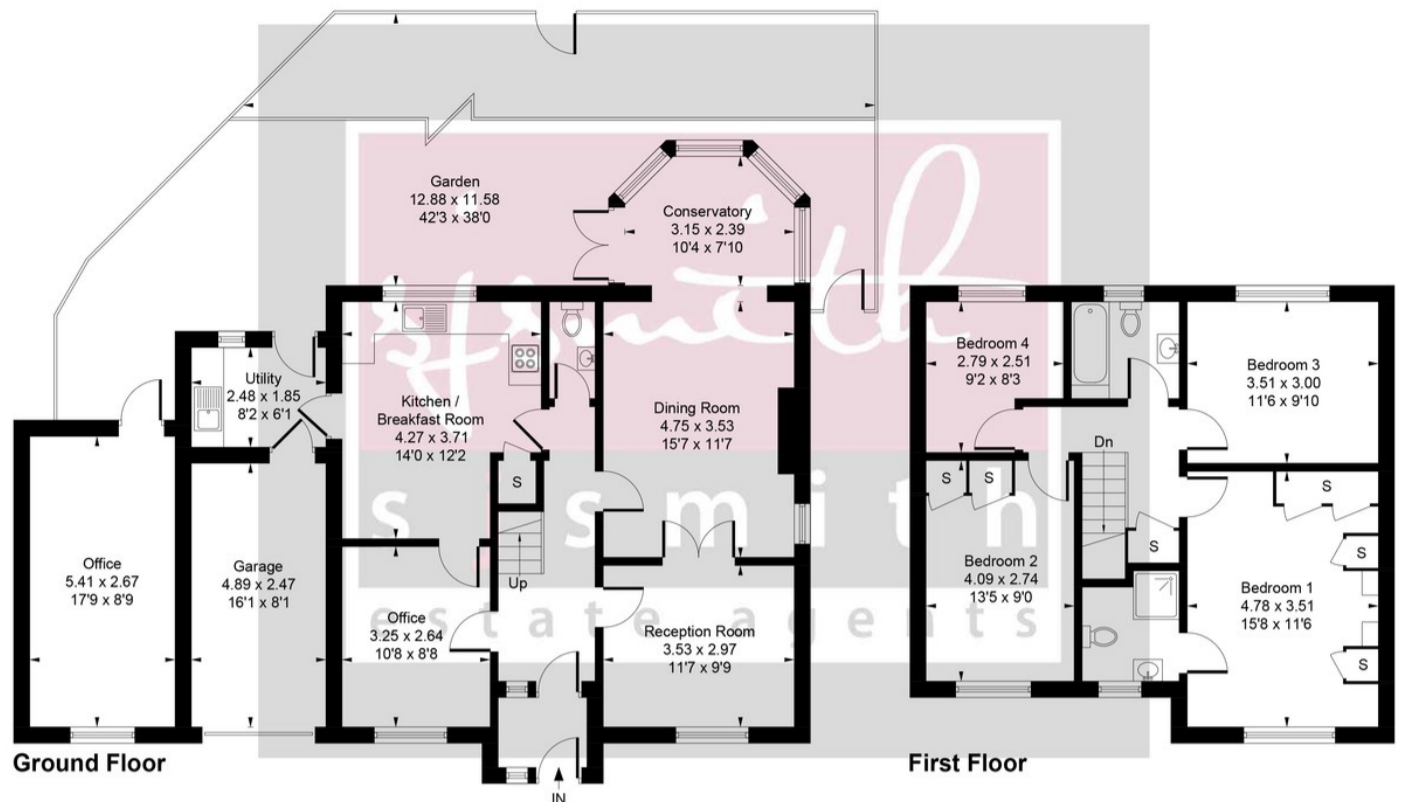
- **EPC Rating Band C**

## Council Tax

Spelthorne Borough Council, Tax Band G being £4,210.82 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

Situated within the sought-after residential development of The Wickets, this substantial detached family home offers over 1,800 sq ft of accommodation (including garage and office space) and enjoys a quiet yet convenient setting within Ashford. The property benefits from ample off-street parking, a retained garage, extended living space and a well-established rear garden, providing generous and versatile accommodation well suited to family living. The Wickets is a well-regarded residential enclave, known for its peaceful surroundings while remaining conveniently positioned for everyday amenities. Ashford High Street is within easy reach and offers a range of shops, cafés and services, while Ashford mainline station provides regular services into London Waterloo. The area is also well served by reputable local schools and nearby green spaces. Upon entering the property, a welcoming hallway provides access to the principal reception areas as well as a convenient ground floor W.C. Positioned to the front is a well-proportioned reception room, ideal as a comfortable sitting room or family lounge. To the rear, the accommodation opens into a generous dining room which flows through to a conservatory, allowing natural light to flood the space and creating a pleasant connection to the garden. The kitchen/breakfast room sits adjacent to the dining area and offers ample space for both everyday cooking and informal dining. A separate utility room adds further practicality and provides convenient side access. A particularly versatile feature of the home is the additional office and adjoining extended room located to the side of the property. Currently utilised for storage and workspace, this area offers excellent flexibility. The structure has been built with foundations in place to support a potential first-floor extension above, subject to the usual planning consents, offering future scope for those wishing to further enhance the accommodation. The garage has also been retained, providing additional storage or parking. Upstairs, the first floor comprises four well-proportioned bedrooms arranged around a central landing. The principal bedroom is a generous double and benefits from its own en-suite shower room, while bedrooms two and three are also comfortable doubles with fitted storage. Bedroom four provides an ideal single bedroom, nursery or study. A family bathroom serves the remaining bedrooms. The property also benefits from three separate loft spaces, including an additional loft above the side extension, providing excellent storage options. Externally, the property offers ample off-street parking to the front via a generous driveway. The rear garden extends to approximately 42 ft, featuring a patio area directly beyond the house which is ideal for outdoor seating or dining. A pathway leads through the lawned garden, bordered by a variety of established plants and shrubs that provide colour and interest throughout the seasons. A garden shed positioned towards the rear offers further outdoor storage. Overall, this is a spacious and versatile detached home within a highly desirable residential setting, offering excellent family accommodation together with future potential for further extension if required.

Approximate Gross Internal Area = 185.30 sq m / 1995 sq ft  
(Including Garage & Office)



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.

