



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

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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

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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

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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.

Alekya Jarathi

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!



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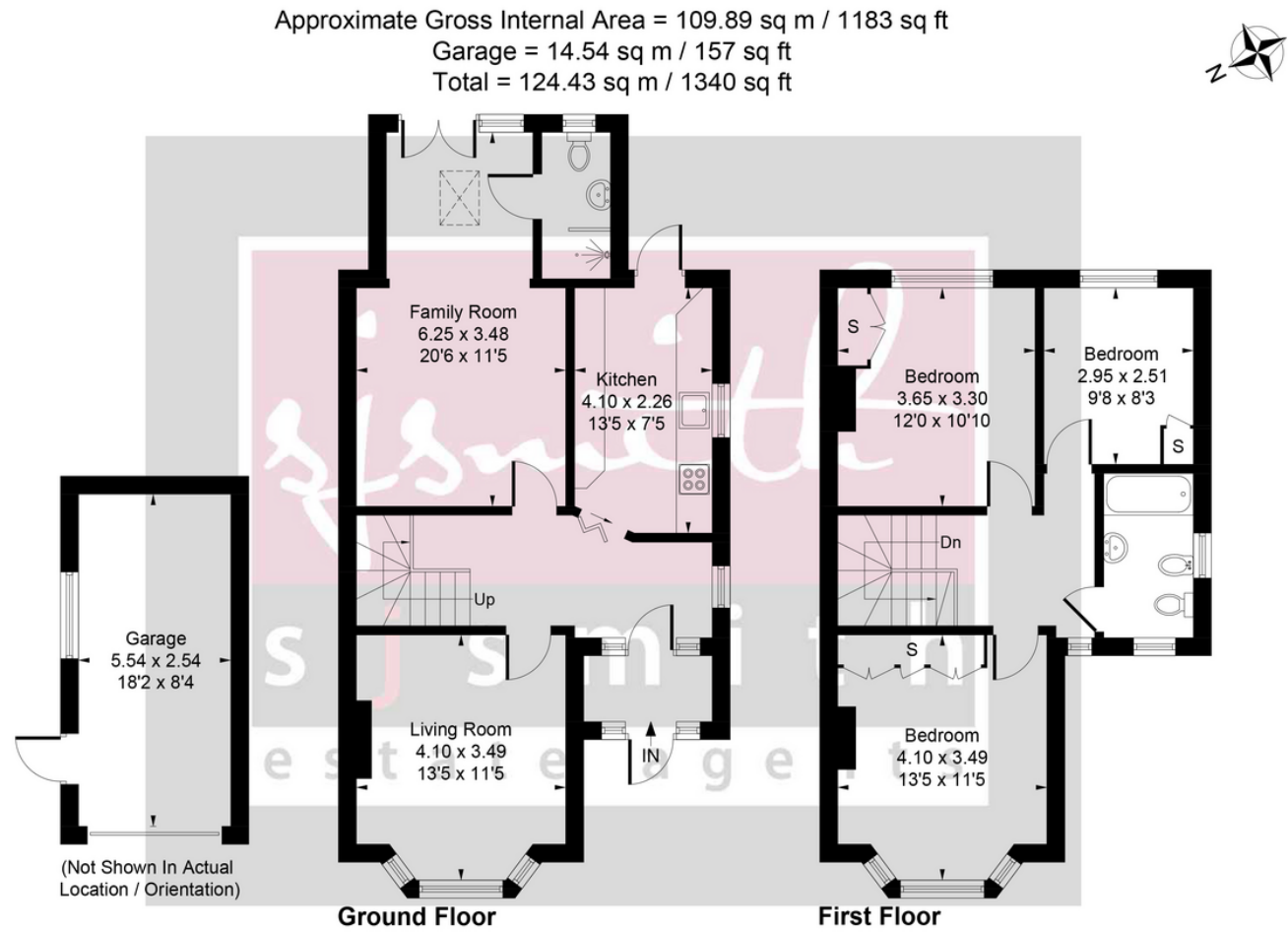
www.sjsmithestateagents.co.uk

- No onward chain
- Three double bedrooms
- Off street parking
- Garage
- Two bathrooms
- Moments from Ashford train station
- Requiring modernisation
- EPC Rating Band D

Council Tax

Spelthorne Borough Council, Tax Band E being £3,087.93 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.

Coming to the market for the first time in over 40 years is this charming 1930s three-bedroom semi-detached family home, which has been thoughtfully extended to provide generous living accommodation, two bathrooms, off-street parking and a detached garage to the rear. Offered to the market with no onward chain, the property is ideally positioned just moments from Ashford High Street and Ashford Train Station. An inviting entrance vestibule, with parquet flooring underfoot, provides a useful space for coats and shoes and opens through to all of the ground floor accommodation. The bay-fronted main reception room features an exposed brick chimney breast and provides a cosy and characterful space, ideal for relaxing in front of the television. To the rear, the property has been extended to create an impressive 20' sitting/dining room. This versatile living space benefits from patio doors and a Velux window, allowing plenty of natural light to flood the room, while providing excellent space for both everyday family life and entertaining. Also located on the ground floor is a modern shower room/WC. The galley-style kitchen is well equipped with a good range of fitted wall and base units, ample work surfaces and space for appliances, together with direct access to the rear garden. Upstairs, a spacious landing provides access to three favourably sized double bedrooms, each offering some form of fitted wardrobe or storage space. Completing the first floor is a well-appointed family bathroom with a white suite, shower over the bath and bidet. Outside, the rear garden is predominantly laid to lawn with a patio border, established shrubs and a selection of small trees providing a pleasant and private setting. To the rear is a detached garage, approached via a dropped curb, together with off-street parking. The location is particularly convenient, with Ashford High Street and its range of shops, restaurants and everyday amenities just moments away. Ashford Train Station also provides excellent rail connections towards Waterloo, while nearby Staines offers an additional selection of shopping, leisure and dining facilities. A much-loved family home for over four decades, this charming property offers a rare opportunity to purchase a well-proportioned 1930s home in a highly convenient location, with the added benefit of no onward chain.



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.

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.

