



**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.



- LOFT EXTENDED 2019
- LARGE GROUND FLOOR EXTENSION 2019
- RE-WIRED 2019
- 1652SQFT OF ACCOMMODATION
- 70FT WESTERLY FACING GARDEN
- UTILITY ROOM
- THREE BATHROOMS
- EPC RATING BAND C
- WALKING DISTANCE TO ASHFORD HIGH STREET

Approximate Gross Internal Area = 153.35 sq m / 1651 sq ft  
 Outbuilding = 22.55 sq m / 243 sq ft  
 Total = 175.90 sq m / 1894 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.

**Council Tax**

Spelthorne Borough Council, Tax Band D being £2,412.78 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.

An outstanding four-bedroom, three-bathroom family home which was renovated and largely extended in 2019 to a very high standard throughout by the current owners. Ideally situated on a slip road in Clockhouse Lane within easy reach of the High Street, local Schools, bus routes and opposite Clockhouse Lane Park. Benefits include: a large driveway to the front allowing parking for at least three cars and access to the garage/store. There is a replaced front door which leads into the entrance hallway with stairs to the first floor and access to the bright bay-fronted living room to the front aspect complete with feature Log-burner fireplace. All of the ground floor benefits from under floor heating except the living room and garage, and there is a separate utility room with a vaulted ceiling and Velux window which also leads into the integral garage/store and modern downstairs shower room with WC. To the rear is the stunning extended L-shaped open plan kitchen/family room with double bi-folding doors out to the garden, vaulted ceilings with Velux windows, a centre piece island, "Quartz" worktops, integrated appliances and a recessed snug reception area off the kitchen diner. On the first floor there are two double bedrooms, both with fitted wardrobes, a large single bedroom and a modern re-fitted three-piece bathroom suite. Stairs then wind up to the impressive loft conversion which houses a large double bedroom with modern en-suite shower room and is bright and airy with its dual aspect Velux and double-glazed windows either side. To the rear the property enjoys a lovely 70ft Westerly facing garden which was landscaped in 2021, and has Indian Sandstone patio nearest the house and further down the garden with the rest of the garden being mainly laid to lawn. At the base of the garden are two outbuildings, one of which is currently set up as a home office with power and light and being fully insulated, the other outbuilding serves as a tool shed/workshop.

