

Why use S J Smith Estate Agents?

Here's some of our reviews to tell you why!

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.
Phone: Ashford 01784 243 333 – Staines 01784 779 100
Email: ashford@sjsmithestateagents.co.uk - staines@sjsmithestateagents.co.uk



Saiid Abbasi

I have used SJSmith Estate agents for last 7 years, both as buyer and landlord. They always come across as professional, courteous, and understanding to customer's needs. I continue to use their services and have no complaints.



Abigail P

Our overall experience with s j smith has been great. Everyone we have dealt with has been brilliant and can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us after a difficult chain and original one falling through. Thank you!!



Robert Boyce

Great service from Amir and the team! We tried to sell through an online agent with no success.... We signed up with SJSmith and then 3 days later we had an offer! Highly recommend!



Lincoln Williamson

My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all our questions and queries in a very timely manner. There was a number of difficulties with the sale, however Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think the sale would have gone ahead! Thank-you Nicola and thank you S J Smith!



Katie Jameson

Great service, kept up to date throughout the whole process as the first time selling a home.



Louise Cambray

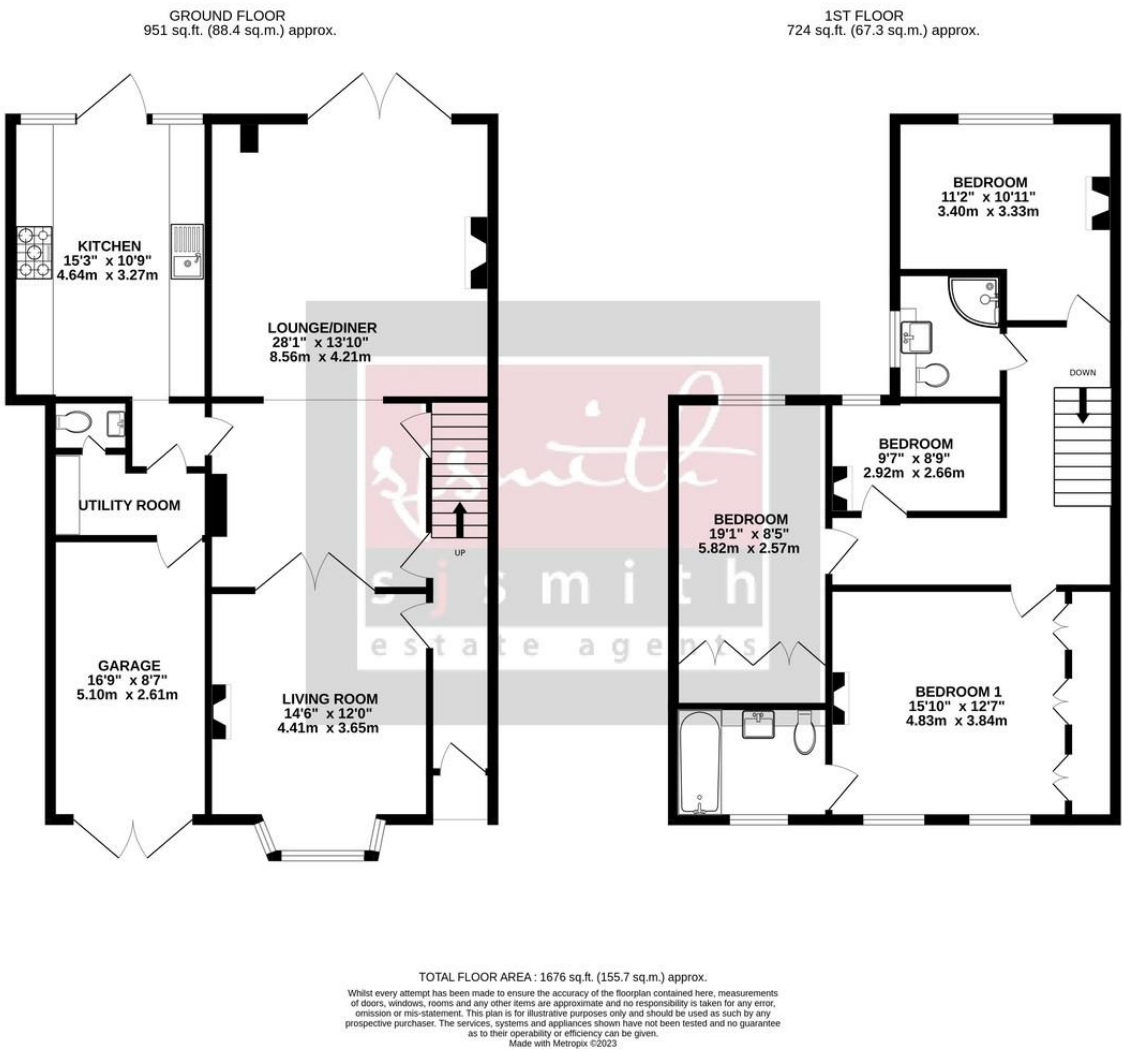
We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve any issues. Nothing was ever too much trouble, and he continually went over and above - genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult process as painless as possible. We are very grateful to both of them for all of their help!



18 Stanley Road, Ashford, Surrey, TW15 2LW

£695,000 Freehold

- **1/2 MILE FROM ASHFORD TRAIN STATION**
- **OWN DRIVE TO GARAGE**
- **50FT SOUTH FACING GARDEN**
- **CHARACTER FEATURES THROUGHOUT**
- **MASTER BEDROOM WITH ENSUITE**
- **LOG BURNING FIREPLACE**
- **RE-PLACED BOILER IN LOFT WITH HIGH WATER PRESSURE SYSTEM**
- **EPC RATING C**



Council Tax

Spelthorne Borough Council, Tax Band F being £3,180.36 for 2022/23
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.

A beautiful well-extended four bedroom halls- adjoining Victorian semi detached home offering nearly 1700 square feet of accommodation whilst being presented in excellent order throughout. Situated just 1/2 mile from Ashford train station the property offers many attractive features including: an own driveway to garage, entrance hall with access to the bay fronted living room with feature fireplace and double doors which can be opened into the lovely 28ft1 extended lounge/diner to the rear complete with a log-burner as a feature piece of this lovely room. There is also a good size modern kitchen with "granite" worktops, a separate utility room, downstairs WC and access to the integral garage. On the first floor there is a large landing with has had brand new carpets added as have the stairs and the landing offers a very natural space to add a staircase to the next floor for a loft conversion in the future if required. The first floor holds four bedrooms, two of them being very large double bedrooms with fitted wardrobes and the master bedroom boasts a newly fitted ensuite which was replaced in 2022. There is also access to the two loft spaces and a modern separate shower room situate din the first floor. To the rear the property enjoys a lovely south facing mature garden of about 50ft in length, with a garden shed, replaced patio and electric awnings for shade in warm Summer months. Viewings come highly recommended!

