

## 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](mailto:ashford@sjsmithestateagents.co.uk) - [staines@sjsmithestateagents.co.uk](mailto:staines@sjsmithestateagents.co.uk)



#### **Sajid 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!



6 Station Approach  
Ashford  
Middlesex  
TW15 2QN

t: 01784 243333  
e: [ashford@sjsmithestateagents.co.uk](mailto:ashford@sjsmithestateagents.co.uk)  
[www.sjsmithestateagents.co.uk](http://www.sjsmithestateagents.co.uk)

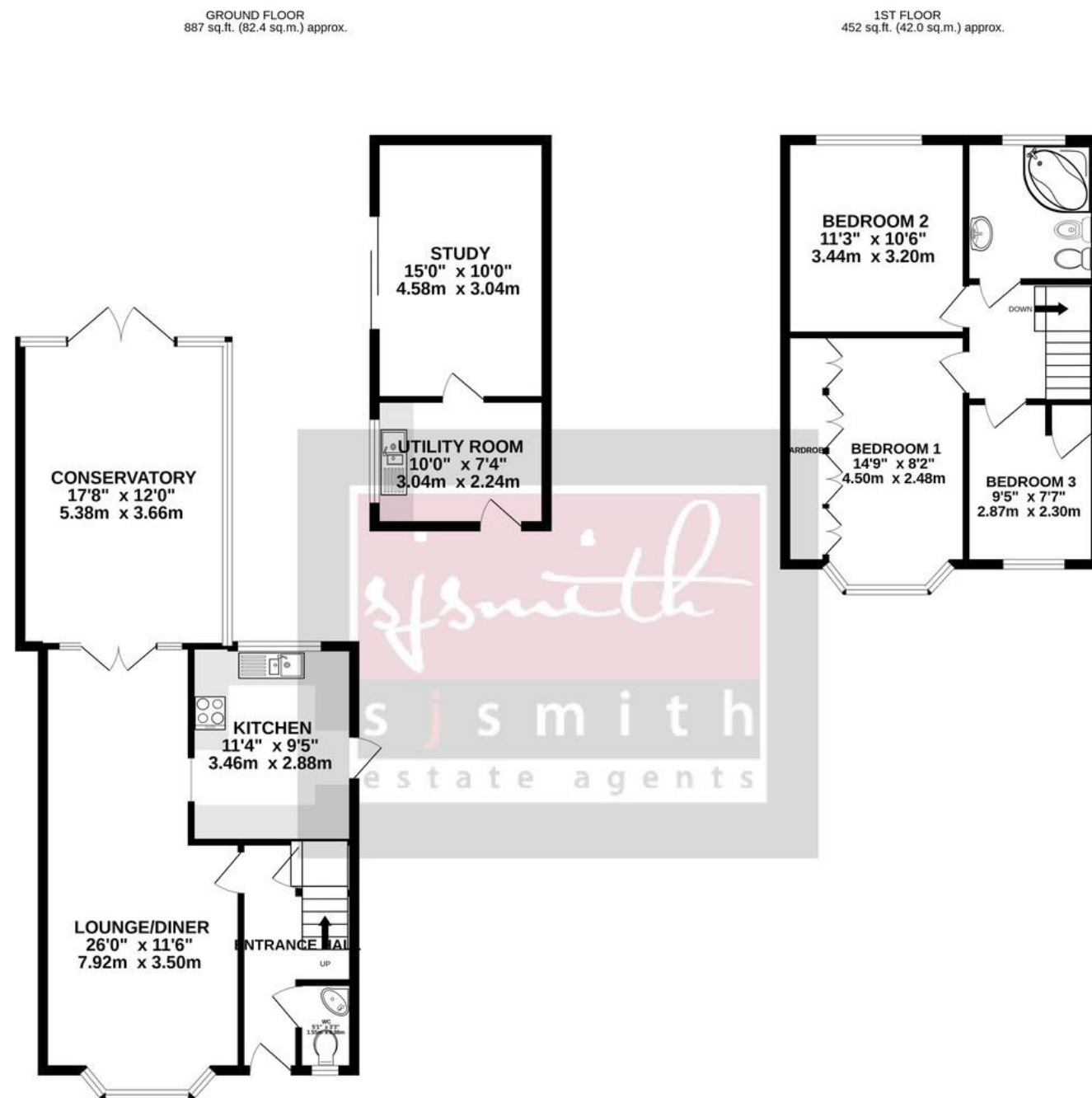


**1a Kenilworth Road, Ashford, Surrey TW15 3EP**  
**£595,000 - Freehold**

This well presented three bedroom home comes to the market with no onward chain, located less than a mile from Ashford High Street and mainline train station the property offers many benefits to a growing family. Featuring spacious entry hall with wooden flooring and downstairs cloakroom, the front reception room measures 26 x 11'6 approx. with feature fireplace and original parquet flooring. The kitchen is fully fitted comprising washing machine/dryer, fridge freezer and oven/hob there is also useful side access from the kitchen. To the rear of the house there is a stunning Anglian conservatory measuring 17'8 x 12 approx. with Sandersons blinds, radiators and under floor heating. To the first floor the property comprises three bedrooms, two of which are generous doubles with wool carpets and fitted wardrobes then there is a large third bedroom. There is a family bathroom which is a four piece white suite with corner bath and bidet. To the rear of the property there is a secluded (approx.) 50ft rear garden enclosed by wood panel fencing offering privacy. The garden is low maintenance being partly lawned and partly paved there is also an additional feature of a detached outbuilding situated to the side of the garden. The outbuilding is divided into two areas, a utility/storage room with light power and plumbing, then a lovely main room with electric heating and sliding patio doors making the space ideal for a home office or gym. There is also gated access from the garden leading to the front of the house. Additional benefits include a modern boiler, electric fuse box and double glazing throughout, the property is in good order and offers further scope for extension (STPP).



- NO ONWARD CHAIN
- DETACHED FAMILY HOME
- SPACIOUS KITCHEN
- CONSERVATORY
- WELL MAINTAINED PRIVATE GARDEN
- HOME OFFICE/GYM
- OFF STREET PARKING
- POTENTIAL TO EXTEND (STPP)
- EASY REACH TO ASHFORD HIGH STREET AND STATION
- EPC RATING C



## Council Tax

Spelthorne Borough Council, Tax Band F being £3,079.57 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.