Here's some of our reviews to tell you why! Why use S J Smith Estate Agents?

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



Sailid 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.



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





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

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

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



- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER ROAD
- OFF STREET PARKING
- 70FT REAR GARDEN
- RE-FURBISHED THROUGHOUT
- STUNNING KITCHEN DINER
- CHARACTER FEATURES
- EPC RATING TBC

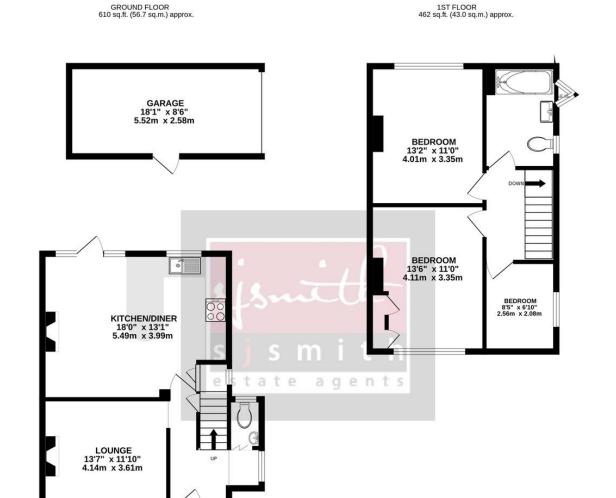
Council Tax

Spelthome Borough Council, Tax Band E being £2,691.08 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 fiftings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are interded as a guide only and may have changed since. It should not be assumed hat any furniture/fittings are included. Lease, ground rent, mainterance or any other charges have been provided by the vendor and heir accuracy carnot be guaranteed. We always advise a buyer should obtain verification on points via a

Enviably situated in the highly requested treelined Village Way in Ashford, which is moments from the High Street and Ashford train station is this stunning re-furbished three bedroom semi detached family home. The current owners have vastly improved the house in recent years and benefits now include: off street parking to the front for two cars and an additional garage at the rear of the garden accessed via a shared driveway next door. Internally the property offers: entrance porch with access to the downstairs WC, a bright bay fronted living room with open fireplace to the front aspect, and then the entrance hall leads into the impressive refitted open plan kitchen diner to the rear complete with solid wood worktops, integrated appliances and another open fireplace along with patio doors out to the private rear garden. On the first floor there are two double bedrooms, one with fitted wardrobes, a single bedroom, access to the large loft space (ideal for converting in the future if required) and a lovely three piece newly fitted family bathroom suite. To the rear of the property is the mature 70ft rear garden with a newly laid patio, large area of lawn, side access, decked area at the base of the garden and also access to the detached garage. A wonderful family home with great scope to extend (stpp) in a premier road in Ashford, viewings come highly recommended!



TOTAL FLOOR AREA; 1072 sq.ft. (99.6 sq.m.) approx.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any often efterns 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. The services, septemen and applicances shown have not been itseded and no guarantee

