

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

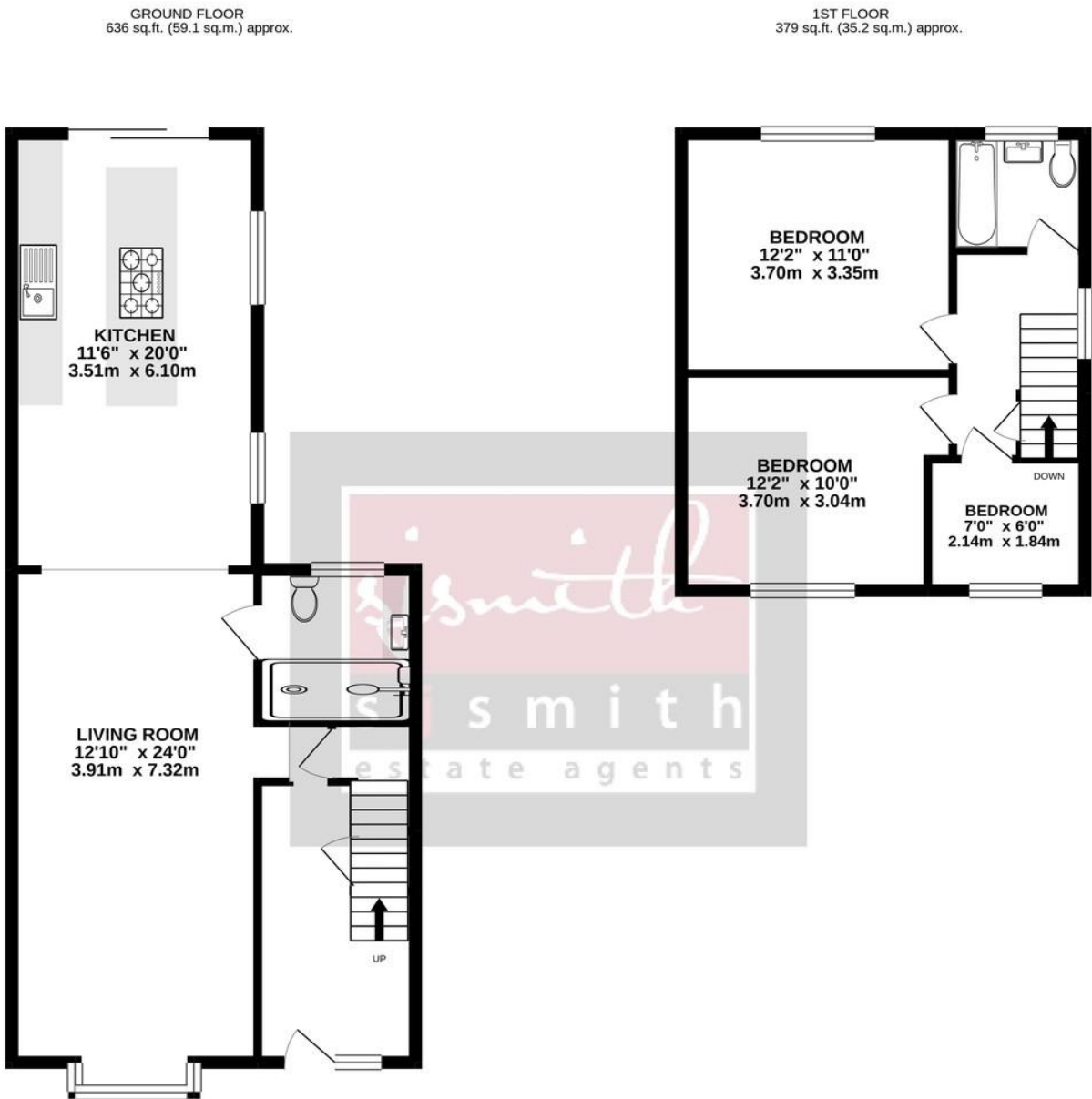
We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve 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!



24 Avondale Road, Ashford, Surrey, TW15 3HS

Guide Price £595,000 Freehold

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- 45' OPEN PLAN RECEPTION ROOM
- BESPOKE FITTED KITCHEN
- GROUND FLOOR WET ROOM & W.C
- AMPLE OFF STREET PARKING
- MODERN FITTED BATHROOM
- 100' REAR GARDEN
- EPC RATING BAND D



Council Tax
Spelthorne Borough Council, Tax Band D being £2304.58 for 2024/25
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.

Having been recently refurbished is this beautifully presented & extended three bedroom semi-detached family home, with off street parking and garden measuring approx.. 100' close to well regarded local school and the amenities of Ashford High Street. A welcoming entrance with solid oak flooring underfoot in the herringbone style which runs throughout the whole of the ground floor sets off the property immediately as you enter. The hallway itself gives ample room for shoes and coat storage with space to move freely down the hallway before entering to the main reception rooms. The layout of the ground floor has changed dramatically, from having a separate front sitting room and a small kitchen the open plan living accommodation now spans 45' in length across what feels like three open plan reception rooms with sitting, dining and entertaining area just off the kitchen. In addition a sleek wet room has been installed with Toilet, wash basin integrated within the quartz work top and rainfall shower head with glass screen and there is also underfloor heating. The Stunning kitchen sits to the very rear of the ground floor and has been finished to an excellent standard by the current owners now boasting, two ovens (one steam the other conventional), Quooker boiling water tap (& filtered water) microwave, grill, warming drawer, Neff coffee machine, Siemens integrated dishwasher, washing machine, tumble dryer and gas hob with a ceiling installed extractor fan finished against quartz work tops and coloured quartz Splashback. The first floor comprises two double bedrooms both with adequate room for bedroom furnishings, modern fitted bathroom with bidet fitting and further rainfall shower fitting positioned over the bath and lastly is the good sized third bedroom was has actually been made slightly larger as the wall has been move to create more space. Beyond the patio doors from the kitchen is the large rear garden, there is a patio area and pathway which runs the length of the garden the rest is laid to lawn with a shed to the very rear.

