

## 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.  
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**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!

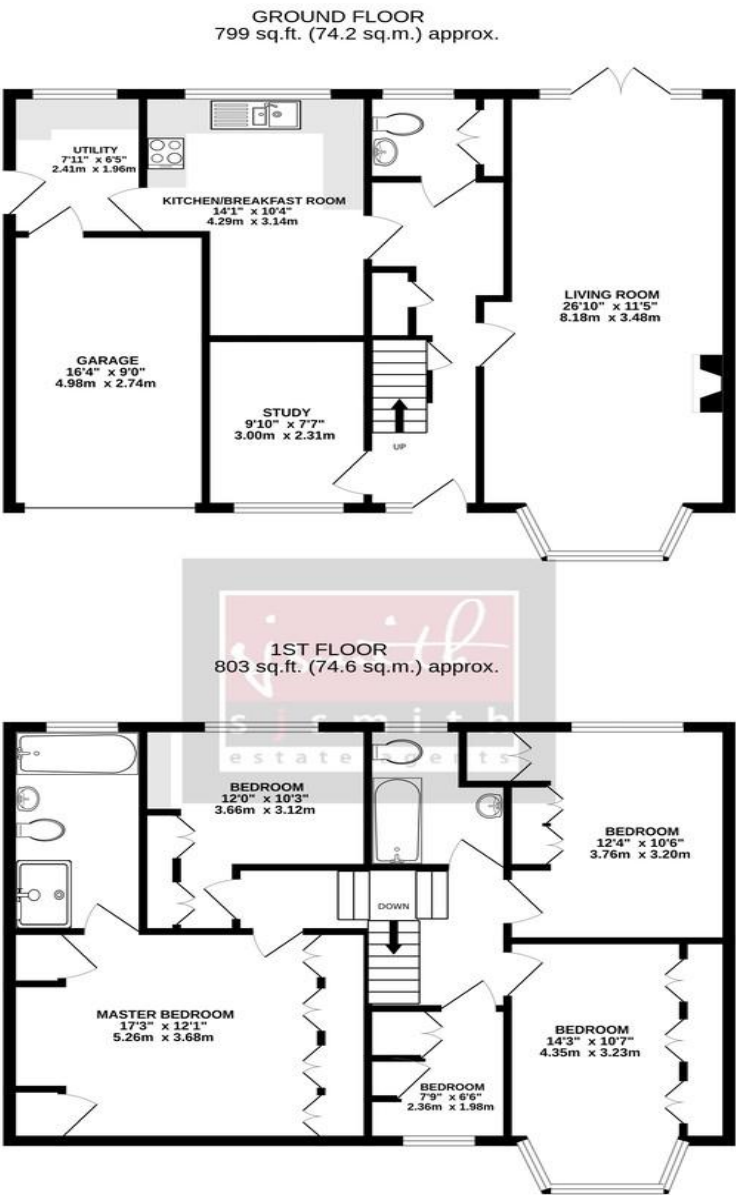


20 Edward Way, Ashford, Surrey , TW15 3AY

Guide Price £650,000 Freehold



- SUBSTANTIAL FAMILY HOME
- FIVE BEDROOMS
- STUDY
- TWO BATHROOMS
- WESTERLY FACING GARDEN
- OWN DRIVE TO GARAGE
- OVER 1600SQFT OF ACCOMMODATION
- EPC RATING BAND D



**Council Tax**  
Spelthorne Borough Council, Tax Band E being £291.08 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 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.

**TOTAL FLOOR AREA: 1602 sq.ft. (148.8 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Conveniently situated in a quiet residential road within easy access of Heathrow Airport, the A30 and Staines and Ashford town centres is this substantial five bedroom semi detached family home with just over 1600sqft of accommodation.

Boasting a number of attractive features the property offers: a block paved driveway leading to a good size integral garage, entrance hall, study, a bright dual-aspect living room, downstairs WC, modern fitted kitchen breakfast room and a separate utility room.

Stairs then lead to the first floor which comprises of a large master bedroom with a full range of fitted wardrobes and access to a large four piece en-suite bathroom. There are three other good size double bedrooms all again with fitted wardrobes, a family bathroom suite, access to the huge loft space and smaller fifth single bedroom which also benefit from fitted wardrobes.

The property also enjoys a lovely Westerly facing private garden to the rear measuring about 35ft x 40ft with side access and a timber garden shed.

Internal viewings come highly recommended to fully appreciate the accommodation on offer!

