

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

4.9 Stars! Google review

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



Top class team - Rob, Nicola and Chad were always on hand to ensure that the process moved forward as quickly as possible. Polite, courteous and trustworthy. Recommend highly if you are looking for a reputable Estate Agents.



1 review

with the valuation. We had a sensible and realistic conversation about the asking price and I appreciated An excellent service from valuation to completion. I felt under no pressure from Simon, who provided me the fact that he did not feel the need to enhance the asking price to gain my custom or pressure me into signing the contract, as one other agent did. I was informed about each and every viewing and always received feedback. Both Simon and Amir were a pleasure to speak to on every occasion and provided manager) was amazing. She was patient when I was not and helped with communication between all me with advice which proved valuable. Once I had accepted an offer, Nicola (the sales progression parties. I would recommend SJ Smith to anyone who is selling their property.



of sales but Louis dealt with everything, and reassured us the whole way through. IF we were ever to sell We used these guys to sell our property in ashford Middlesex. It wasn't exactly the most straight forward again, I would 100% choose SJ Smith to manage the sale. Massive thank you to Louis, Nicola, Chad and Rob



assisted us in our purchase, that was over 100 miles away by communicating with the other estate agent Amir was our dedicated agent and he went above and beyond in helping us sell our property and even SJ Smith were excellent, I would recommend them to anyone that would benefit from a great service. we purchased from. Superbl



would like; also they took amazing pictures of my property which really made it easy and quick to sell for new property with them also. They are honest, decent professionals that have a lovely friendly approach I worked with Chad, Louis and Nicola on the selling of my property in Ashford, and the purchase of a and I cannot recommend them enough. I dealt with other estate agents in the area, with tough sales pitches, and sometimes forcing properties on us, but SJ Smith only contacted us with properties we a good price in this market! Thanks all! Sindy & James

148 Feltham Hill Road, Ashford TW15 1HN



- A SUPERB PERIOD FAMILY HOME
- SHORT WALK TO ASHFORD HIGH STREET
- LARGE 80FT SOUTH FACING GARDEN
- SCOPE TO EXTEND FURTHER IF REQUIRED (STPP)
- **RE-WIRED IN 2020**
- PERIOD FEATURES
 THROUGHOUT
- STUDY
- EPC RATING BAND D

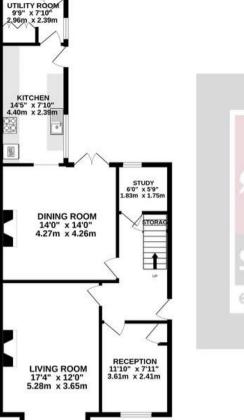
Council Tax

Spelthorne Borough Council, Tax Band E being £2,605.79 for 2022/23

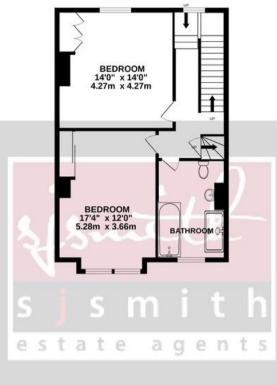
Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding Agent note Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. 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

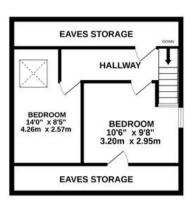
A handsome four bedroom Edwardian semi-detached family home oozing character throughout and offering spacious accommodation throughout, ideally situated with easy access to the local Primary Schools and Ashford High Street amenities.

Benefits include: an own driveway allowing parking for several cars and a large side access, entrance hall with access to the cosy study tucked in behind the stairs, a smaller reception to the front aspect and a good size living room and separate dining area both with feature fireplaces. There is also a modern fitted 14ft6 x 7ft10 kitchen with a separate utility room and downstairs WC on the ground floor.



GROUND FLOOR 791 sq.ft. (73.5 sq.m.) approx.





TOTAL FLOOR AREA: 1734sq.ft. (161.1 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurer of doors, windows, rooms and any other items are approximate and no responsibility is taken for any r omission or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no gua as to their operability or efficiency can be given. Made with Metropic 2022



1ST FLOOR 601 sq.ft. (55.9 sq.m.) approx.

The first floor comprises of: two large double bedrooms and a large four piece family bathroom suite, addition stairs then wind up to the second floor which houses a further two good size bedrooms and also has access to the large loft/eaves storage areas. (this floor could be developed further if required to add an additional bathroom and enlarge the bedrooms further if required.)

To the rear of the property is one of the main selling features being a lovely mature 80ft south facing garden, which is nice and wide with side access and again great scope to extend further if required (stpp). Viewings are highly recommended to appreciate this wonderful family home.