

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

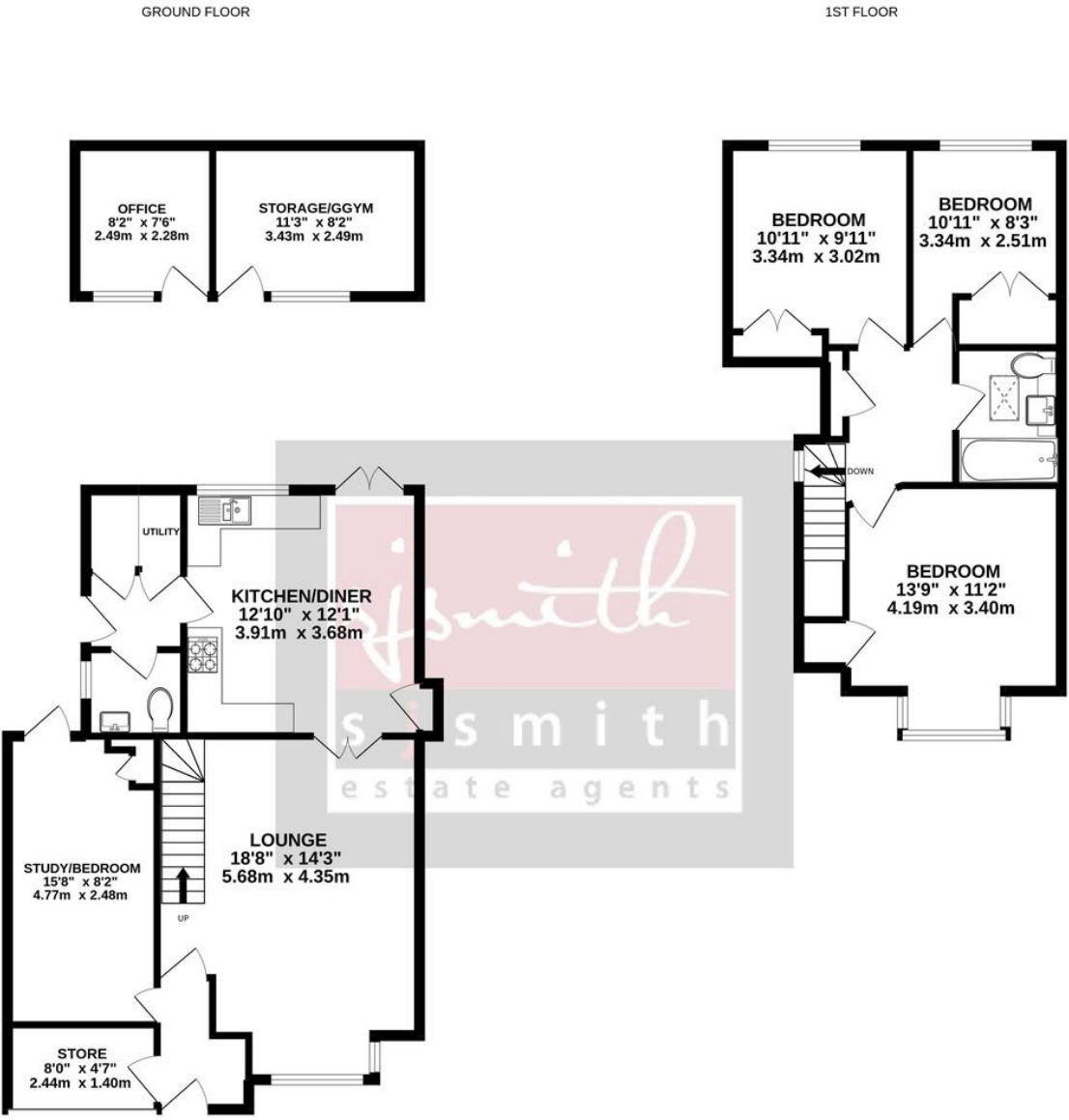
We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve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



186 Stanwell Road, Ashford, TW15 3QS

£550,000 Freehold

- **OWN DRIVEWAY**
- **DOWNSTAIRS WC**
- **THREE/FOUR BEDROOMS**
- **PRIVATE GARDEN WITH OUTBUILDING**
- **WALKING DISTANCE TO TRAIN STATION**
- **EXCELLENT CONDITION THROUGHOUT**
- **THREE GOOD SIZE BEDROOMS**
- **EPC RATING C**



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.

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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A great opportunity to purchase this superb three/four-bedroom family home, ideally situated just 1/2 mile from Ashford train station and the High Street amenities. Benefits include: an own driveway providing off street parking for two cars and leading to a store area with electric roller door as the original garage has now been converted. In addition to this there is an entrance porch complete with underfloor heating and this opens into the impressive bay fronted living room with wood flooring and a bespoke open staircase leading to the first floor. Off the living room there is also access to the additional fourth bedroom/playroom with its own loft access and drop-down ladder (the gas boiler is situated in this loft space) and this room also has direct access to the garden. To the rear of the property is the impressive kitchen/diner which is modern with "granite" worktops and integrated appliances and has access to the garden and also a door to the side leads to an area which accommodates a utility cupboard and downstairs WC and again another door out to the garden. On the first floor there is a large master bedroom to the front aspect with a built-in wardrobe, a second double bedroom with built-in wardrobes and a decent size third bedroom again with built-in wardrobes. There is another loft access on this floor and also the lovely modern family bathroom which also has a remotely controlled Velux skylight window. To the rear of the house is a nice 45ft rear garden and a timber-built outbuilding which is separated into a small home office and a storage/gym room, both with power and light. Overall an excellent family home that needs to be viewed to be fully appreciated!

