

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

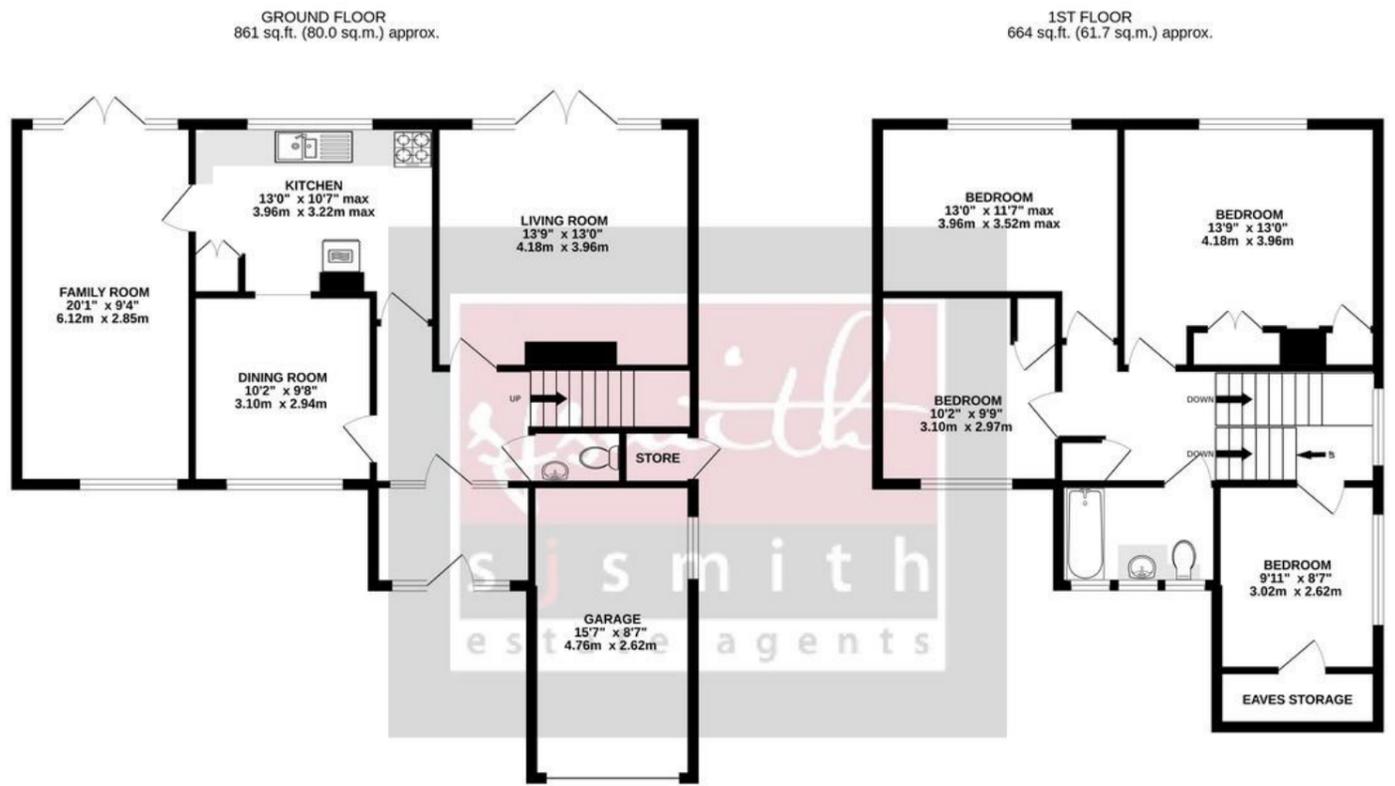
We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve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



36 Clockhouse Lane, Ashford, TW15 2HD

Guide Price £725,000 Freehold

- NO ONWARD CHAIN
- 130FT REAR GARDEN
- RE-FITTED KITCHEN 2018
- RE-FITTED BATHROOM 2018
- LESS THAN 1 MILE FROM ASHFORD TRAIN STATION
- LARGE DRIVEWAY AND GARAGE
- EXCELLENT SCOPE FOR FURTHER DEVELOPMENT (STPP)
- EPC RATING TBC



TOTAL FLOOR AREA: 1526 sq.ft. (141.7 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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Council Tax

Spelthorne Borough Council, Tax Band F being £3,079.57 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 good sized four bedroom detached family home sitting on an impressively large plot with a superb 130ft mature rear garden which allows excellent potential to extend further if required (stpp).

Ideally situated near the town centre and schools and just 0.8 mile from Ashford train station the property offers many attractive features including: a large driveway to a single garage with plenty of off street parking, entrance porch which leads into the hallway with original woodblock flooring and access to a downstairs WC. There is a good size living room to the rear aspect, a modern contemporary style dining room to the front aspect which also leads into the stunning re-fitted kitchen with Quartz worktops and porcelain tiled flooring. Also on the ground floor is an excellent sized 20ft1 x 9ft4 family room which could also be converted into a potential annex in the future.

There is access to the immense 130ft rear garden, which is mature and mainly laid to lawn from both the living room and the family room respectively.

Halfway up the main staircase is one of the smaller bedrooms to the front aspect and then the stairs continue to the first floor landing which provides access to three further double bedrooms, a lovely re-fitted family bathroom suite and the large loft space.

This is a well-balanced family home situated in a great spot with an excellent plot and we strongly advise early viewings to avoid disappointment!

