

## 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!



19 Stanley Road, Ashford, Surrey , TW15 2LP

£575,000 Freehold



- **THREE DOUBLE BEDROOMS**
- **SUPERB CONDITION THROUGHOUT**
- **EXTENDED TO THE REAR AND INTO THE LOFT**
- **55FT LANDSCAPED GARDEN WITH WORKSHOP**
- **LARGE KITCHEN DINING AREA**
- **DOWNSTAIRS WC**
- **STUNNING 4 PIECE FAMILY BATHROOM SUITE WITH UNDERFLOOR HEATING**
- **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.

A handsome three double bedroom halls- adjoining Edwardian semi detached family home which is conveniently situated in one on Ashford's more requested roads just 1/2 mile walk from Ashford train station.

Largely extended by our current vendors during their tenure the property now offers excellent space throughout with accommodation briefly comprising: entrance hallway, a bright bay fronted 25ft5 long living room to the front aspect, an impressively extended 25ft10 x 14ft5 kitchen diner stretches across the back of the property complete with "granite" work surfaces, a large range cooker and integrated appliances. The kitchen diner overlooks the attractive rear garden and also allows access to the downstairs WC.

On the first floor there is a lovely modern four-piece family bathroom suite with large walk-in shower, underfloor heating, slipper bath, large vanity basin and a WC. A couple of steps then lead up to a large double bedroom to the front aspect and a good size second double bedroom to the rear aspect, with stairs then leading off the landing up to the second floor which houses another excellent size double bedroom complete with eaves storage and built-in wardrobes.

To the rear the property enjoys a nice 55ft landscaped garden, with artificial grass, patio, shrub borders and an outdoor entertaining area along with a brick built workshop (with power and lighting). Internal viewings come highly recommended!

