

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!



24 Clarendon Road, Ashford, Surrey , TW15 2QE

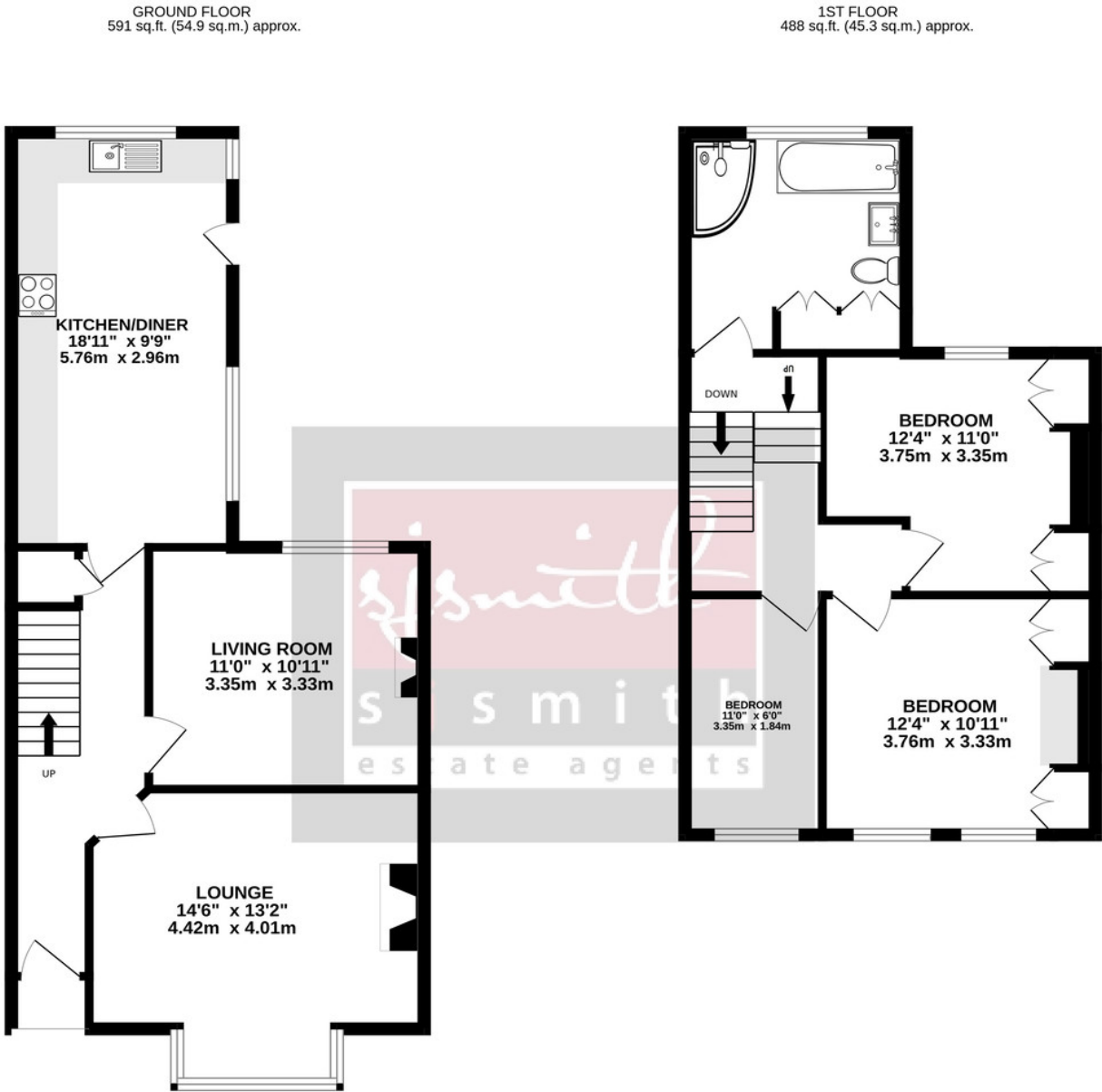
£535,000 Freehold

- **SHORT WALK TO ASHFORD TRAIN STATION**
- **EXTENDED KITCHEN DINER**
- **OFF STREET PARKING TO THE REAR**
- **THREE RECEPTION ROOMS**
- **RECENT RE-TURFED 60FT GARDEN**
- **RE-FITTED KITCHEN AND BATHROOM 2019**
- **PERIOD FEATURES AND OPEN FIREPLACES**
- **EPC RATING D**

Council Tax

Spelthorne Borough Council, Tax Band E being £2,691.08 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.



A handsome three bedroom halls- adjoining period family home situated a stones throw from Ashford train station and featuring three bedrooms, an extended kitchen and a good size garden and off street parking to the rear for two cars.

Further benefits include: a covered entrance porch which opens into an attractive hallway with access to a bright and airy bay fronted living room featuring a lovely open fireplace. There is a further reception behind this which over looks the garden and also has it's own feature open fireplace and then off the hallway is an impressive extended and re-fitted 18ft11 kitchen diner complete with underfloor heating.

The first floor comprises of two double bedrooms with built-in wardrobes, a large single bedroom and a superb 10ft x 10ft four piece family bathroom which has been re-fitted and also benefits from underfloor heating.

To the rear the property boasts an attractive 60ft rear garden with recently re-turfed lawn and has access to the rear for off street parking for two cars.

