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

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





Sailid 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.





can't thank you enough especially Nicola who has kept us updated and constantly chased the chain for us Our overall experience with s i smith has been great. Everyone we have dealt with has been brilliant and after a difficult chain and original one falling through. Thank youl!





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!





From arranging a viewing, to keeping us updated throughout the whole process and being able to answer all and guidance and ensure that the sale happened as quick as possible. If not for Nicola, I honestly don't think our questions and queries in a very timely manner. There was a number of difficulties with the sale, however My partner and I recently bought our first home from S J Smith and from start to finish they were excellent. Nicola went above and beyond in helping these difficulties get resolved, keep us in the loop, offer support 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

the time to listen to what was important to us. He was always available to talk things through and help great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took genuinely a really nice guy! Nicola was also amazing, so efficient and made what was a very difficult We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is solve any issues. Nothing was ever too much trouble, and he continually went over and above process as painless as possible. We are very grateful to both of them for all of their help!



TWO BATHROOMS

- SOUGHT AFTER
 DEVELOPMENT BUILT 1995
- A SHORT WALK TO ASHFORD TRAIN STATION
- IMMACULATE THROUGHOUT
- BI-FOLDING DOORS OUT TO LANDSCAPED GARDEN
- UNDERFLOOR HEATING DOWNSTAIRS
- EPC RATING BAND C

Council Tax

Spelthome 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

NB there is a £60 per annum voluntary charge towards the upkeep of the development and communal gardens.

Agent note. Under Corsumer Protection Regulations we have endeavoured to make these details as reliable and as accusate 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 carnot be guaranteed. We always advise a buyer should obtain verification on points via a

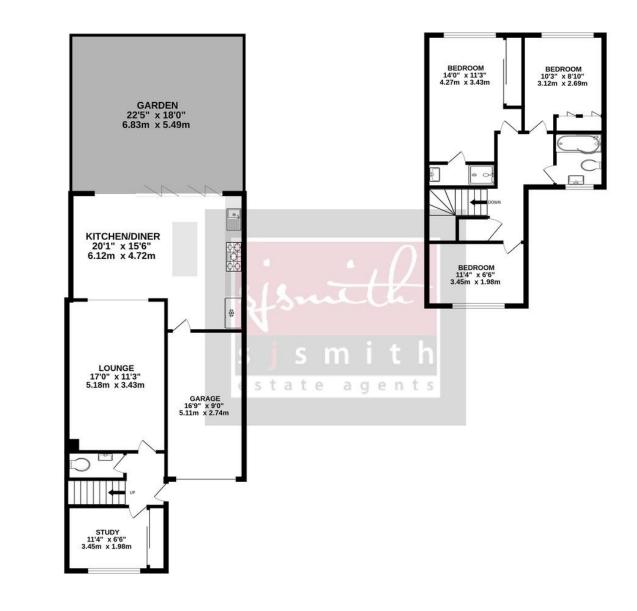
A superb opportunity to acquire this attractive three bedroom extended family home built in 1995 nestled in the highly sought after Wickets development in Ashford which is just a short walk from Ashford train station and the High Street amenities.

Largely improved throughout and extended in 2015 the property is now presented in immaculate condition throughout and offers: an own drive to an integral garage, entrance hall, downstairs WC, a study to the front aspect, underfloor heating, a spacious living room which opens into the stunning open plan kitchen with porcelain tiled flooring, granite worktops, centre island, large range cooker and space for an American style fridge freezer. There is also access to the integral garage from the kitchen diner, and it benefits from underfloor heating and access to the landscaped westerly facing garden via large bi-folding

On the first floor the master bedroom has fitted wardrobes and an ensuite shower room, a second double bedroom, good size third bedroom, two loft access points and a modern three piece family bathroom.

The Wickets is a premier development in Ashford very convenient for the town centre and also benefits from it's own children's play area set within the development.

GROUND FLOOR 1ST FLOOR 757 sq.ft. (70.3 sq.m.) approx. 495 sq.ft. (46.0 sq.m.) approx



TOTAL FLOOR AREA: 1195sq.ft. (111.0 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 to taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as the prospective of efficiency can be given.



















