

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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Sajid 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!



- **STUNNING EXTENDED KITCHEN DINER**
- **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

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

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 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 doors.

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.

