

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



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

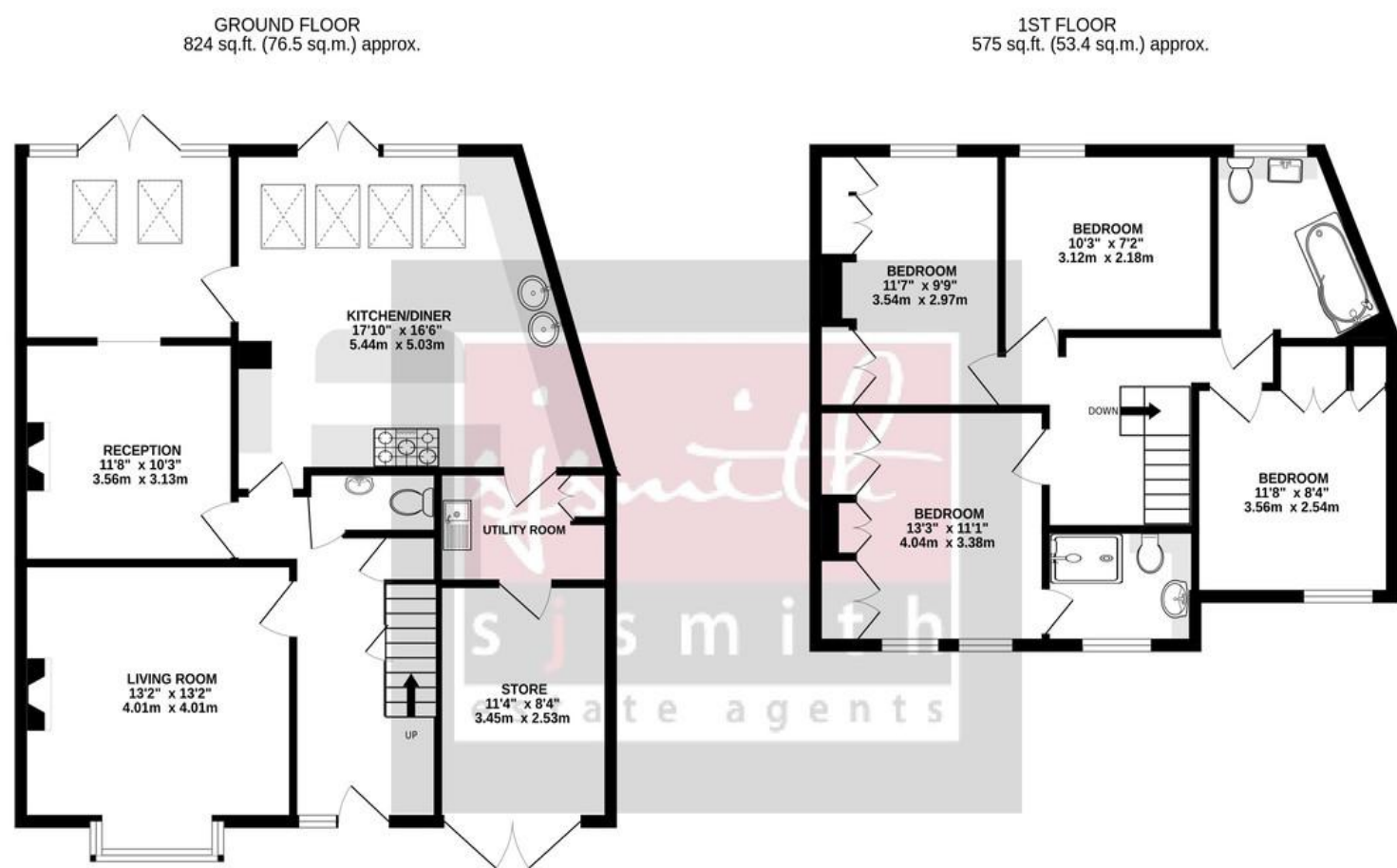
We bought and sold through S J Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve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



10 Princes Road, Ashford, TW15 2LT

Guide Price £679,950 Freehold

- **BEAUTIFULLY EXTENDED IN 2006**
- **VICTORIAN HOME BUILT 1880**
- **SOUGHT AFTER LOCATION MOMENTS FROM HIGH STREET AND TRAIN STATION**
- **STUNNING KITCHEN DINER**
- **FOUR RECEPTIONS**
- **70FT LANDSCAPED REAR GARDEN**
- **EXCELLENT CONDITION THROUGHOUT**
- **EPC RATING BAND D**



Council Tax

Spelthorne Borough Council, Tax Band D being £2201.79 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.

TOTAL FLOOR AREA : 1453sq.ft. (135.0 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 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.

Made with Metropix ©2023

A fine example of a beautiful Victorian family home which was built circa 1880 and has been skilfully extended in 2006 to now provide four double bedrooms and fantastic accommodation throughout. Ideally situated in the sought after Princes Road which is a stones throw from the High Street amenities and a 5 minute walk to Ashford train station. The property boasts a number of attractive features including: a dropped kerb and driveway leading to the garage/store (which could be recessed to provide more depth for a vehicle if required), a welcoming entrance hall with stairs to the first floor, engineered wood flooring, cloaks cupboard, additional under stairs storage cupboard, and a downstairs WC. There is a bright and airy bay fronted living room to the front aspect with a feature gas fireplace, a second reception room behind this with access to a third reception/sun lounge which also has patio doors out to the garden. Also on the ground floor is the stunning 17ft10 x 16ft6 open plan kitchen diner complete with a vaulted ceiling, centre island, integrated appliances and granite worktops. The kitchen diner also offers access to the separate utility room, integral garage/store area and a second set of patio doors leading out to the garden. On the first floor there are four double bedrooms, three of which have fully fitted wardrobes and the master bedroom also enjoys a modern en suite shower room. There is also a modern three piece family bathroom suite and access to the loft off the landing on the first floor. To the rear of the house is an attractive 70ft rear garden with Indian Sandstone patio nearest the house leading to a large lawned area with shrubs and finished off by a smart raised decked area at the base of the garden all ideal for outdoor entertaining in the warmer months. In our opinion this wonderful period home would suit a growing family and internal viewings are essential to appreciate what is on offer!

