

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 Gables Avenue, Ashford, Surrey , TW15 2TA

Guide Price £525,000 Freehold

- **OWN DRIVE TO INTEGRAL GARAGE**
- **SOUGHT AFTER CUL-DE-SAC IN ASHFORD**
- **WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE**
- **80FT REAR GARDEN**
- **RE-FITTED OPEN PLAN KITCHEN**
- **BRICK BUILT OUTBUILDING**
- **CLOSE TO ASHFORD MANOR GOLF COURSE**
- **RE-FITTED BATHROOM SUITE**
- **THREE DOUBLE BEDROOMS**
- **EPC RATING TBC**

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.

An impressive three double bedroom extended end of terrace townhouse, nestled at the bottom of this quiet cul-de-sac which is moments from Ashford Manor Golf Course, the town centre and the train station.

Benefits include: an own drive to an integral garage, entrance porch leading into the nicely tiled entrance hall with a downstairs WC and access to the lovely re-fitted open plan kitchen diner, complete with integrated appliances, granite worktops and underfloor heating. This kitchen diner opens into a lovely rear extension lounge which overlooks the pretty rear garden and features a stunning wood panelled feature wall with raised fireplace, the extended lounge also benefits from zonal underfloor heating.

On the first floor there is a bright and airy living room at the top of the stairs, an ideal room for relaxing in the evenings and also on this floor there is a good size double bedroom with fitted wardrobes, and a re-fitted three piece family bathroom suite. Stairs then wind up to the second floor which comprises of two further double bedrooms both with fitted wardrobes and there is also two further storage cupboards situated off the landing.

To the rear the property enjoys a mature 80ft rear garden which is very well-kept and also benefits from a brick-built outbuilding with power, lighting, and running water which would make an ideal outbuilding for someone to work from home in.

The garden also benefits from a rear pedestrian access gate which leads into Springfield Road and means the cut through to the town centre and station when walking is a lot shorter and quicker for access.

Viewings come highly recommended!

