

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 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!



6 Station Approach

Ashford

Middlesex

TW15 2QN

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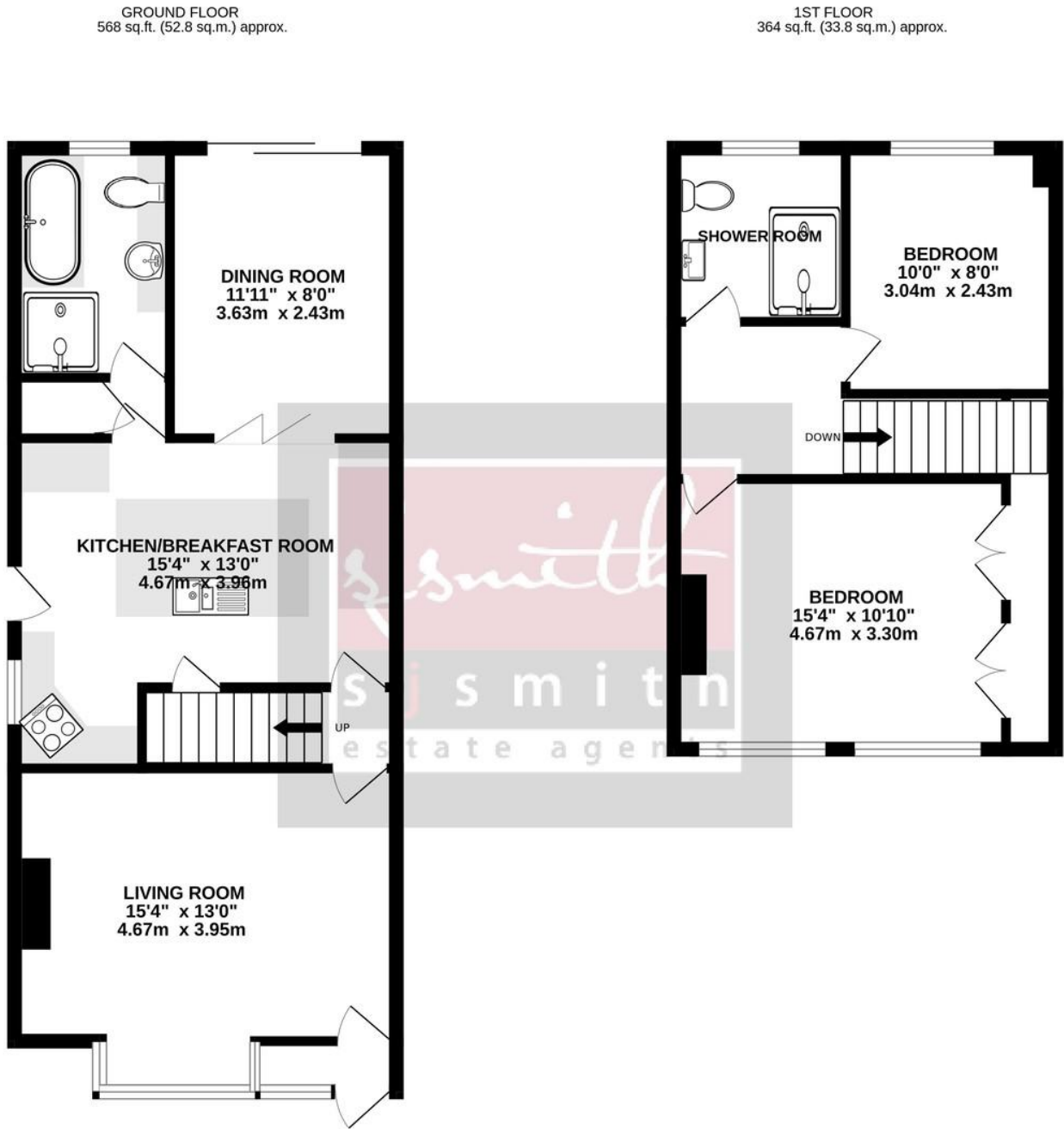
www.sjsmithestateagents.co.uk



24 Warwick Road, Ashford, Surrey, TW15 3PG
Guide Price £459,950 - Freehold

A lovely extended two bedroom, two bathroom semi detached home which was formerly three bedrooms and has been hugely improved by the current owners since 2020, ideally situated in a quiet side road in Ashford less than a mile from Ashford train station. Benefits include: a block paved driveway to the front allowing parking for two cars, a newly added entrance porch leads to the re-placed front door and into the bright and airy living room to the front aspect complete with new flooring and louvered shutters on the bay window. There is a superb modern kitchen with feature island and integrated appliances, ideal for entertaining and then a ground floor extension which houses a separate dining room/living room and on the other side is a lovely modern four-piece family bathroom suite. There is access to the garden via both the kitchen breakfast room and also via the dining room and the garden was landscaped and greatly improved in 2020 and stretches 50ft and has a side access. On the first floor there is a large master bedroom to the front aspect with built-in wardrobes, a second double bedroom, a new shower room (added in 2020) and access to the large loft space which had it's roof replaced along with the flat roof on the extension in 2020. Situated in a popular side road in Central Ashford, internal viewings are highly recommended!

- NEW ROOF AND FLAT ROOF ON EXTENSION 2020
- NEW DRIVEWAY 2020
- 50FT LANDSCAPED GARDEN WHICH WAS ALL DONE IN 2020
- LESS THAN 1 MILE FROM STATION
- NEW SHOWER ROOM ON FIRST FLOOR IN 2020
- RE-FITTED FOUR PIECE BATHROOM SUITE ON GROUND FLOOR
- EPC RATING BAND D



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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.
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Council Tax
Spelthorne Borough Council, Tax Band D being £2304.58 for 2024/25
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.