

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
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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!



46 Lynegrove Avenue, Ashford, TW15 1ER

Guide Price £550,000 Freehold

- **EXCELLENT CONDITION THROUGHOUT**
- **OWN DRIVE TO GARAGE**
- **EXTENDED TO THE REAR**
- **POPULAR RESIDENTIAL ROAD**
- **RE-FITTED KITCHEN 2010 WITH UNDERFLOOR HEATING**
- **RE-PLACED BATHROOM IN 2009**
- **RE-PLACED WINDOWS 2015**
- **EPC RATING BAND C**

Council Tax
 Spelthorne Borough Council, Tax Band E being £2,816.70 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.

A beautifully presented three double bedroom semi detached family home which has been extended and offers excellent accommodation throughout and is situated in a sought after residential side road in Ashford close to local Schools and amenities.

Benefits include: own driveway to garage with front electric roller door, the entrance hall gives access to a modern downstairs WC and walk-in cupboard which were formerly part of the garage. There is a bright and spacious living room to the front aspect complete with parquet flooring and then internal doors open through to the separate dining room which has sliding patio doors out to the rear garden. Also on the ground floor is the impressive re-fitted kitchen, which is a good size, with Quartz worktops, underfloor heating and a range of matching cupboards.

On the first floor there are three double bedrooms, the master of which has fitted wardrobes. Also on the first floor is access to the large loft space allowing scope to extend (stpp) if required and also an attractive three piece family bathroom suite which was re-placed in 2009 and also benefits from underfloor heating.

To the rear the property enjoys a lovely landscaped rear garden stretching about 50ft in length, which is mainly laid to lawn with shrub borders, side access and a brick built workshop at the rear complete with power and lighting. Viewings come highly recommended!

