

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

t: 01784 243333

e: ashford@sjsmithestateagents.co.uk

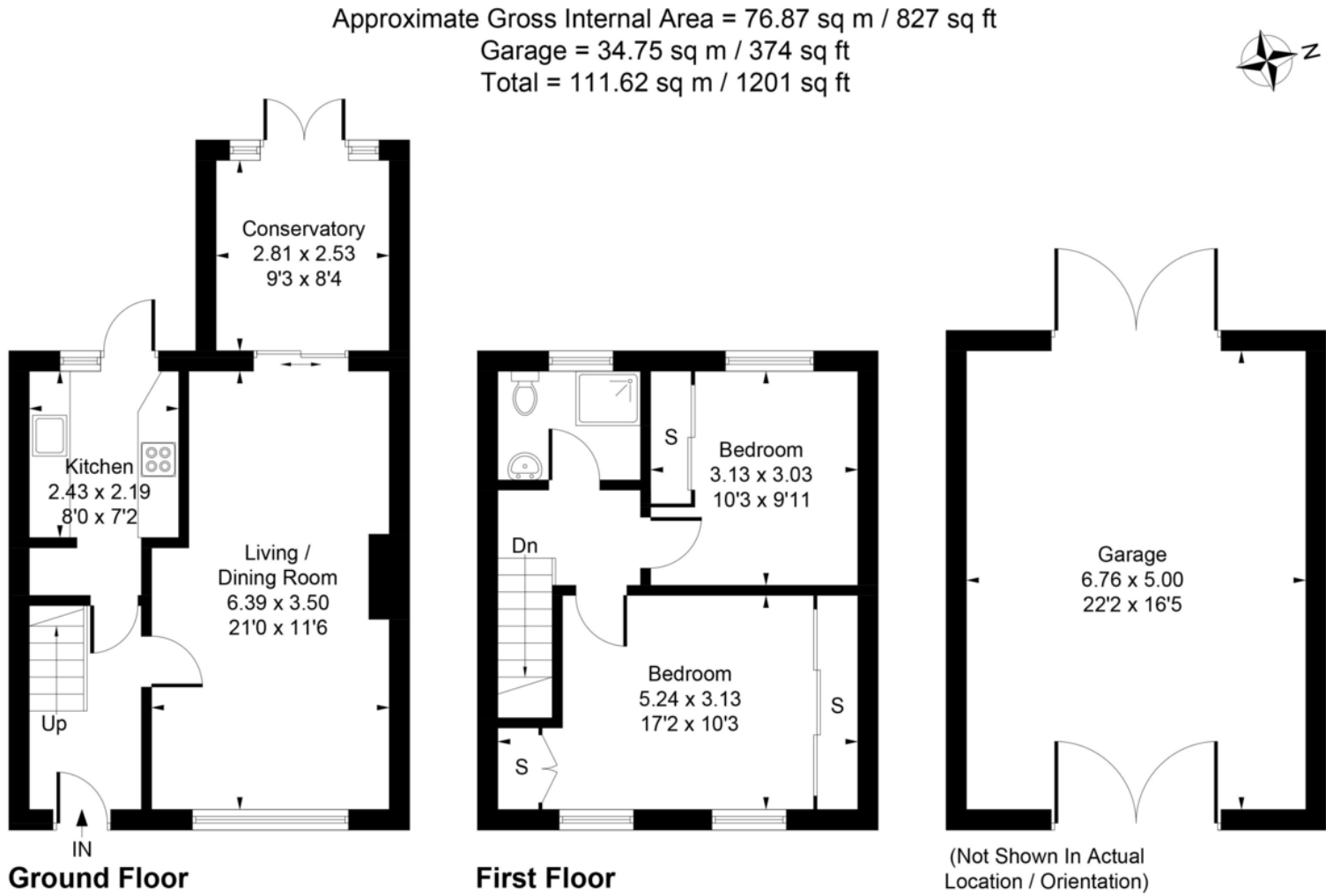
www.sjsmithestateagents.co.uk



40 Elgin Avenue, Ashford, TW15 1QF
Guide Price £425,000 - Freehold

Offered with no onward chain is this well-presented two double bedroom terraced property, situated in a popular residential area with a driveway to the front, large garden to the rear and a detached double garage. Offering excellent scope to extend to the rear and into the loft (stpp) the property also benefits from: a dropped kerb and new driveway to the front in 2019 which allows parking for at least two cars, double glazing throughout, a re-placed gas combination boiler in 2016 and to the rear is a large garden of about 65ft which leads to a large detached double garage measuring 22ft2 x 16ft5. Internally the property offers: an entrance hall, which leads to the decent size lounge/diner all with replaced wood laminate flooring throughout, and there is also a small lean-to Conservatory off the lounge/diner. Also on the ground floor is a modern galley style fitted kitchen with space for all the usual utilities. The first floor comprises of a large master bedroom to the front aspect with built-in cupboards and wardrobes, a second double bedroom, also with fitted wardrobes, and a modern shower room off the landing. There is also access to the large loft space which is ripe for converting into a further bedroom with ensuite in the future if required, subject to the usual planning consents. Viewings come highly recommended!

- NO CHAIN
 - OWN DRIVEWAY TO THE FRONT
 - DETACHED DOUBLE GARAGE TO THE REAR
 - AWAITING PROBATE
- GREAT POTENTIAL TO EXTEND INTO THE LOFT AND TO THE REAR (STPP)
 - 65FT REAR GARDEN
 - EPC RATING BAND C



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.



Council Tax
Spelthorne Borough Council, Tax Band D being £2,304.56 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.