



Mr D Ginger – 5*

Would thoroughly recommend! Chad and the team have kept us well informed all the way through the process, even during the difficult lockdown period and have made all parts of the journey as stress free as possible.

Mr S Dymo – 5*

Chad at Smiths was very very good. Great communication. Very helpful, would like to thank Chad and Nicola for all their help. Done a great job. Would definitely recommend Smiths.

Mr K Ziolkowski – 5*

Hello everyone. I just sold my property with S.J. Smith and I'm really happy with my decision. They are very professional. Special thanks to Mr Robert who has done professional valuation of the property, professional photos and professional advice. Special thanks for Mr Chad who has been with me through whole process of selling. He always been available (even when days off), very active in communication with other involved parties. I can honestly recommend SJ Smith as a really professional team.

Mr M Muggeridge – 5*

I was extremely happy with the service I received from the beginning; with Louis and Chad who looked after the negotiation and sale of the property, right through to the completion of the sale with Nicola. Nicola was incredibly efficient with all the paperwork which needed completing and continued to keep me updated and in the loop throughout the process. She was helpful and offered exceptional customer service. I would not hesitate to recommend this

Mr J – 5*

There is a reason why you see so many SJ Smith sale boards around Sunbury, Ashford and Staines compared to the other companies! As first time buyers we had no idea what to expect but from start to finish the service we received from them was exceptional. Louis showed us around the property and was very professional. No hard sale and let us take our time also very knowledgeable answering my questions about the property and surrounding area. He and Chad helped secure the sale through negotiating and agreeing a price. Nicola was an absolute god send during the process and helped keep us sane throughout. Quick to respond to our queries and persistent with keeping things moving. We are now settled in our new home and forever grateful to SJ Smith for their efforts in making it happen!

Mr J O'Shea – 5*

Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

Mrs W Teverson – 5*

We originally signed up with Purple Bricks (purely cost saving) but Chad tempted us to give S J Smith an opportunity – and I admit it is a different service to that of an online agency, you get what you pay for and they provided a professional service all the way through, we were delighted and would highly recommend this local agency to anyone buying or selling in the area.

Mr D Tomlinson – 5*

The staff at SJ Smith were great and made the moving process go as smoothly as possible. A big thank you.

Mrs A J Tyler – 5*

Great service from start to finish. Lovely friendly service from Louis and Rob and exceptional after sales service from Nicola. Highly recommended.



14 Elgin Avenue, Ashford, TW15 1QF

Guide Price £490,000 Freehold

- NO CHAIN
- 85FT WESTERLY FACING GARDEN
- OWN DRIVEWAY
- DETACHED GARAGE AND PARKING SPACE TO THE REAR
- GREAT SCOPE TO EXTEND (STPP)
- GAS COMBINATION BOILER
- DOWNSTAIRS WC
- POPULAR LOCATION
- EPC RATING BAND TBC

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 wonderful opportunity to acquire this good size three bedroom semi detached family home in a sought-after residential road which comes to the market for the first time in 70 years!

Offered with no chain and probate already granted the property offers great scope for someone to put their own stamp on the property and extend and improve it to taste, subject to the usual planning consents. The property currently offers: a re-placed front driveway to the front allowing parking for two cars and potential for more if needed, the front door leads into the entrance hall with stairs to the first floor and access to the bright bay-fronted through lounge/diner. There is access to the fitted kitchen from the hallway and dining area and this offers a range of fitted units, space for the usual utilities and a re-placed Vaillant gas combination boiler. To the rear of the property is a good size extended lean-to reception room which can be accessed via the kitchen or the dining area and also houses a downstairs WC and this reception room leads out to the private rear garden.

On the first floor there are two double bedrooms, both with fitted wardrobes, there is also a single bedroom and a modern three piece shower room along with access to the large loft space which is ripe for converting into another bedroom and bathroom ensuite if desired in the future.

To the rear the property enjoys a superb 85ft Westerly facing garden, which is mainly laid to lawn and has a hard standing at the base of it for additional private parking and a good size brick built single garage, all accessed via the service road to the rear. Viewings come highly recommended by the vendor's sole agents!

