



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.

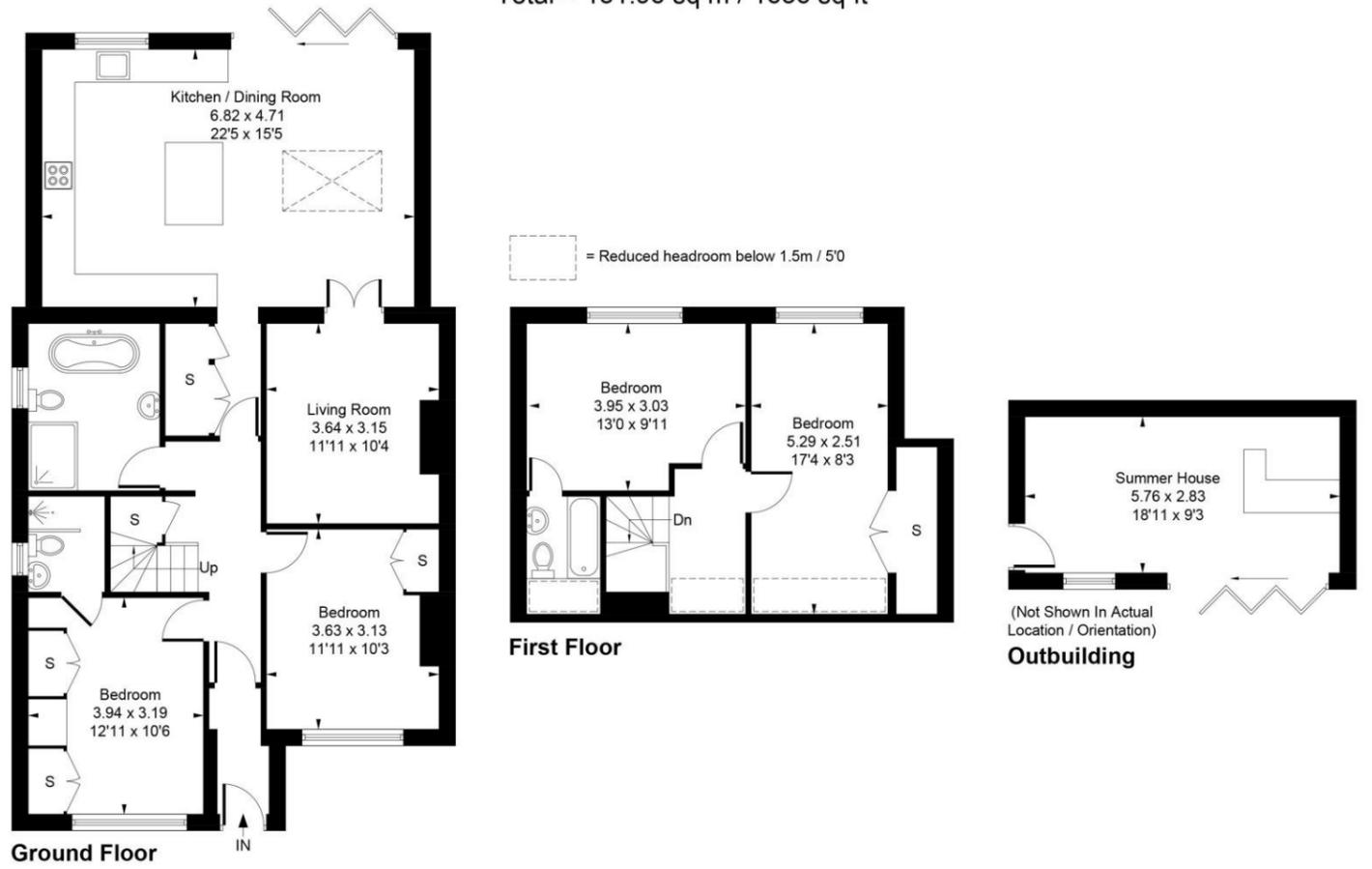


305 Kingston Road, Ashford, TW15 3SJ

Guide Price £650,000 Freehold

- **STUNNING CONDITION THROUGHOUT**
- **OFF STREET PARKING FOR SEVERAL CARS**
- **RE-FURBISHED AND EXTENDED IN 2021**
- **LARGE EXTENDED KITCHEN DINER WITH BI-FOLD DOORS**
- **TWO EN-SUITE BATHROOMS**
- **LANDSCAPED REAR GARDEN**
- **OUTBUILDING FOR USE AS BAR/GYM/HOME OFFICE**
- **CLOSE TO FORDBRIDGE PARK**
- **EPC RATING BAND C**

Approximate Gross Internal Area = 134.82 sq m / 1451 sq ft
 Summer House = 17.14 sq m / 185 sq ft
 Total = 151.96 sq m / 1636 sq ft



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 £2412.78 for 2025/26

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 stunning four bedroom, three bathroom semi detached family home which was largely extended and re-furbished in 2021 to a high standard by the current owners.

Benefits include: a large shingled driveway to the front allowing parking for several cars, there is an enclosed entrance porch which then leads on to the front door into the entrance hall with access to two double bedrooms to the front aspect, both with fitted wardrobes and the larger of the two also has a modern en-suite shower room. There is "Amtico" flooring throughout the hallway and reception rooms and to the rear of the property is the stunning extended open plan kitchen diner, complete with bi-folding doors, centre piece island and sky light and off the kitchen is a recessed living area with feature log burning fireplace. Also on the ground floor is the impressive four-piece family bathroom suite and as you enter the kitchen diner there is also a useful utility cupboard which houses the washing machine and tumble dryer and another storage cupboard which has the gas combination boiler in it. The first floor comprises of two more double bedrooms, one with eaves storage and the other bedroom benefits from a modern en-suite bathroom. To the rear the property enjoys a lovely landscaped private garden with side access and a modern outbuilding with bi-folding doors currently set up as a "man cave" with a bar and TV mounted on the wall.

This stunning family home offers everything for the growing family with flexible accommodation throughout and viewings come highly recommended!

