



**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.



**24 Village Way, Ashford, TW15 2LB**

**£895,000 Freehold**

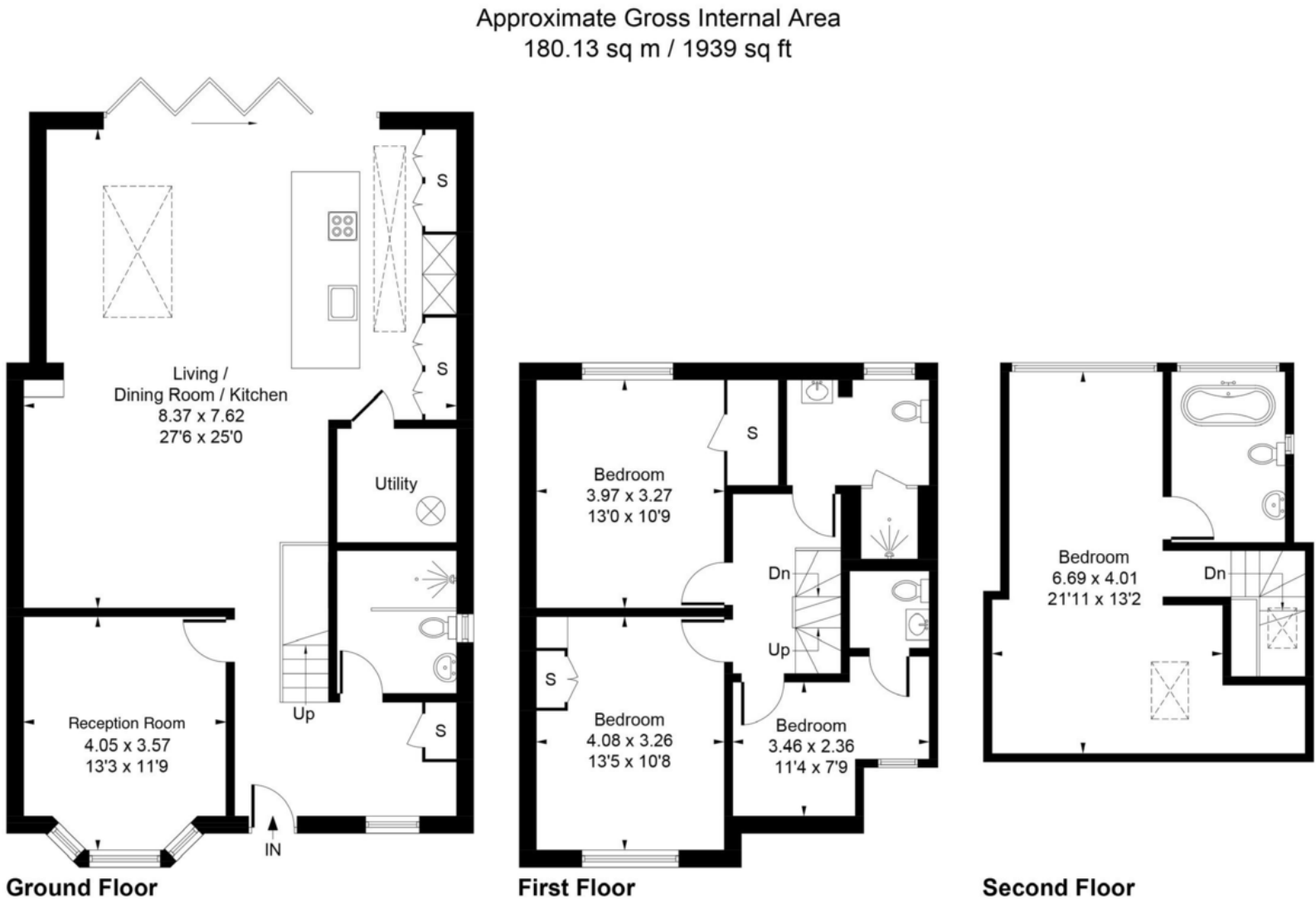


- **SUPERB EXTENDED SHOW HOME PROPERTY**
- **SITUATED IN A PREMIUM RESIDENTIAL ROAD**
- **STYLISH OPEN PLAN LIVING**
- **STATE OF THE ART KITCHEN**
- **SPA INSPIRED BATHROOMS**
- **HERRINGBONE FLOORING**
- **FLOATING VANITY UNITS**
- **EPC RATING BAND C**

**Council Tax**

Spelthorne Borough Council, Tax Band E being £2,948.95 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.



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.

Welcome to Village Way – a beautifully designed, contemporary home offering exceptional elegance, space, and comfort. Set in a peaceful and desirable neighbourhood, this property is perfect for families or professionals seeking modern living with high-end finishes. This immaculate extended semi-detached house needs to be viewed internally to fully appreciate it's size & high specification! Stylish Open-Plan Living, flooded with natural light, the expansive living/dining area seamlessly connects to the designer German kitchen, featuring a sleek black quartz island premium Siemens and Samsung appliances, and folding glass doors that open onto a beautifully landscaped garden.

Every bathroom showcases elegant Spanish tiling, premium fixtures, and walk-in rain showers. One even features a luxurious freestanding tub with serene garden views. All bathroom appliances supplied by Italian brand Lusso. Extended considerably over the last 3 years, the property now benefits from a stunning, loft room with a stylish en-suite bathroom, two further airy double bedrooms & a generous 4th single room.

The house comprises a spacious hallway with a ground floor cloakroom, separate front reception room with double glazed bay window, an elegant open plan reception room with sunken TV area, and a fantastic bespoke kitchen. The kitchen comprises of – black quartz island and work surfaces with Siemens and Samsung appliances, breakfast bar, twin upright fridge & freezer, skylights & bi-fold doors leading to the rear garden.

A stunning glass Spine Staircase stunning centerpiece that perfectly blends engineering and elegance, this open-riser staircase with glass balustrades creates a sense of space and light, adding a wow-factor from the moment you step inside The bathroom appliances are supplied by Italian brand Lusso. They're a further two walk-in shower rooms. The driveway to the front provides off street parking for up to 3 vehicles. The secluded rear garden is well enclosed & measures approx. 70ft in length.

