



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.

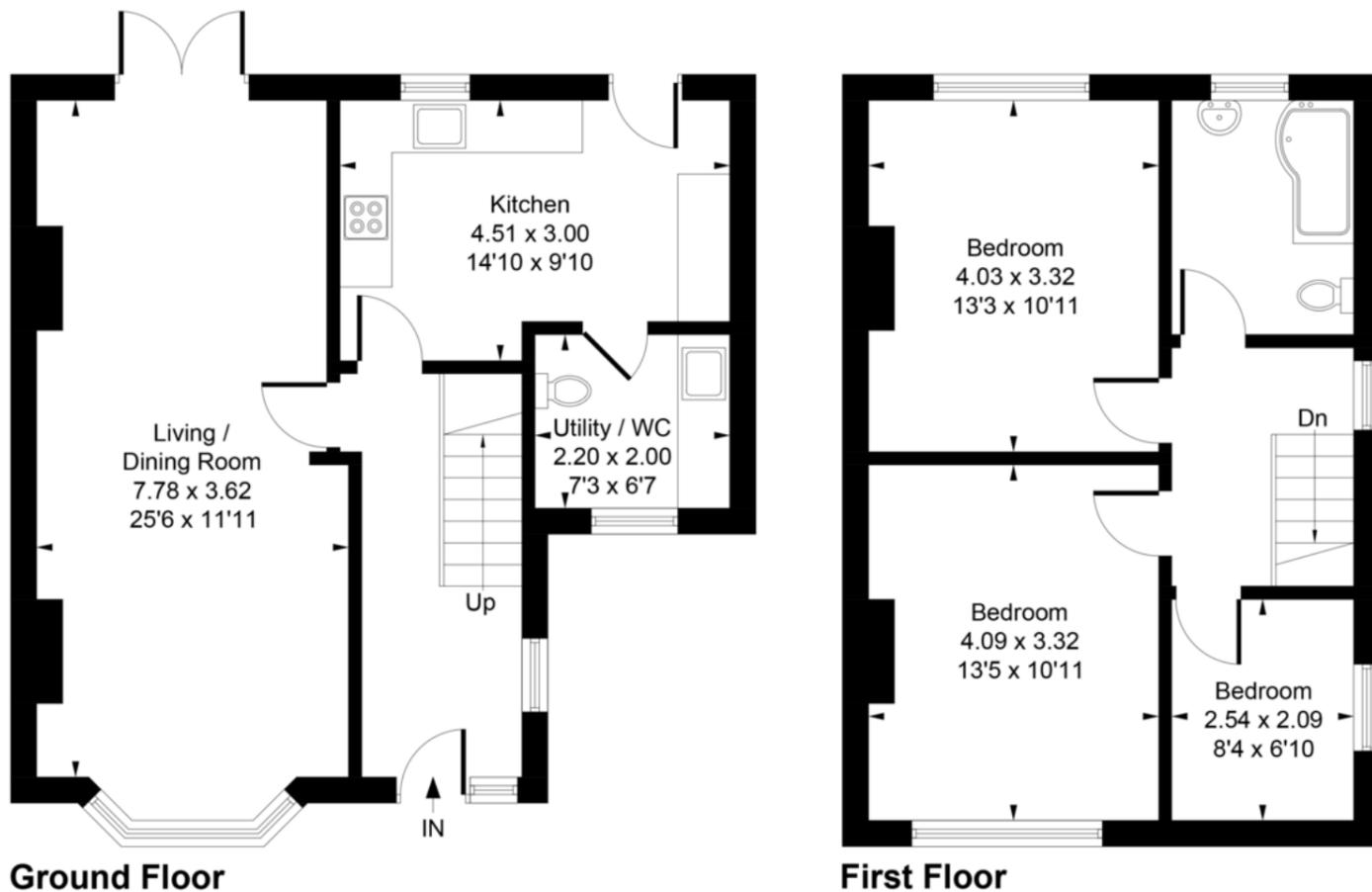


51 Fordbridge Road, Ashford, TW15 2TB

Offers Over £600,000 Freehold

- **SITUATED ON ONE OF ASHFORD'S PREMIER ROADS**
- **GENEROUS SIZED THREE BEDROOM SEMI-DETACHED HOUSE**
- **SUPERB EXTENDED KITCHEN AND UTILITY ROOM**
- **LOUNGE/DINING ROOM WITH BAY WINDOW AND FRENCH DOORS**
- **THREE WELL PROPORTIONED BEDROOMS**
- **FULLY TILED FAMILY BATHROOM WITH UNDERFLOOR HEATING**
- **FRONT AND REAR GARDENS**
- **EPC RATING BAND D**

Approximate Gross Internal Area
103.04 sq m / 1109 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 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

Located on one of Ashford's premier roads, this stunning and extended three bedroom semi detached house offers ample living space, front and rear gardens and the opportunity to create off road parking (STPP).

Built in the same style as the Village Way houses, these properties are even more attractive today than when first built. The front door opens onto a welcoming hallway with stairs to the upper floors and a window floods the hall with light, and wood floors lead off to the sitting/dining room and the extended kitchen.

The sitting /dining room again has wooden floors and with a bay window to front and double glazed French doors to the garden, this spacious room is filled with light.

The extended kitchen now forms a L shape with a range of storage options and space for appliances, and has a door opening to the rear garden.

Part of the kitchen extension has created a utility room with window, space for appliances and a useful WC. On the first floor there are three well proportioned and well presented bedrooms, plus the family bathroom with stunning white suite with fully tiled floor and walls plus heated towel rail and underfloor heating.

To the outside, the front garden is laid to lawn and discreetly bounded by mature hedging providing a high degree to privacy.

The rear garden offers an easily maintained space with patio adjacent to the house, the majority of the garden laid to artificial lawn and with a further hard standing at the end of garden, all bounded by stout timber fences with concrete posts. Ashford is a popular choice for commuters and offers superb transport links by road and rail to London and wider afield and is a popular choice for commuters.

