



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



Saiid 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

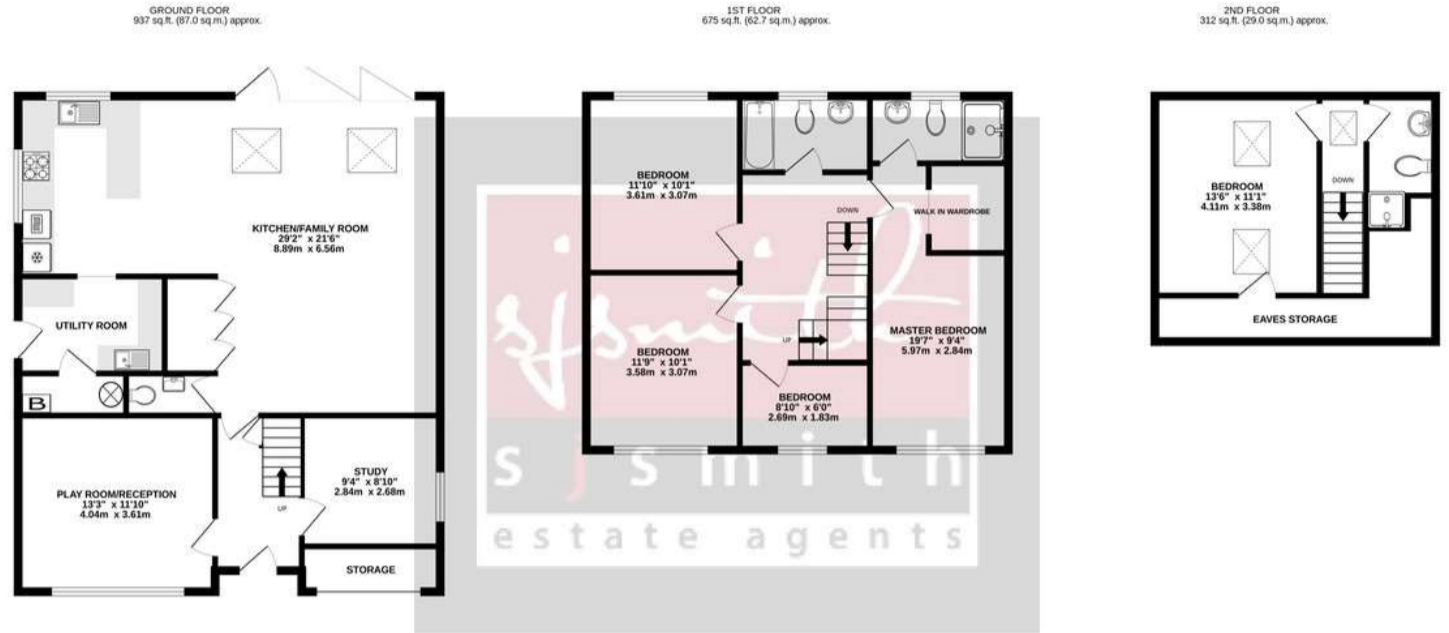
We bought and sold through S J Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve 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!



10 Fontmell Close, Ashford, Surrey, TW15 2NN

OIEO £775,000 Freehold

- NO ONWARD CHAIN
- SUPERBLY RE-FURBISHED THROUGHOUT
- 1 MILE FROM TRAIN STATION
- THREE BATHROOMS
- STUNNING KITCHEN/FAMILY ROOM
- UTILITY ROOM
- THREE RECEPTION ROOMS
- EPC RATING C



TOTAL FLOOR AREA: 1924 sq.ft. (178.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax

Spelthorne Borough Council, Tax Band G being £3,840.96 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.

This superbly presented detached family home comes to the market having been extensively extended and refurbished to a high standard over the past two years. Improvements include full re-wiring throughout, a new gas central heating system, Mega flow water tank system, new windows, and doors throughout, and a new roof with brand new flooring and carpets throughout the property.

Accommodation briefly comprises of an entrance hall on the ground floor, with access to the separate playroom/TV Lounge at the front aspect and a separate office/study adjacent to the this across the hallway. Further to this on the ground floor and no doubt the hub of the house is the magnificent open plan kitchen/family room complete with bi-folding doors and access to a downstairs cloakroom and separate utility room. The kitchen comprises a range of base and eye level units with ample work surfaces and a breakfast bar. The kitchen has integrated Zanussi and Bosch appliances including: dishwasher, double oven, gas hob and fridge freezer. The utility room benefits from extra storage and work surfaces and has an integrated washing machine, dryer and additional sink. The new gas boiler and MegaFlow hot water system can be accessed in a separate cupboard off the utility room and there is a door leading out to the side access from the utility room.

The first floor comprises of: a spacious landing and four bedrooms, three of which are double rooms and the master bedroom measures 19ft7 x 9ft4 and includes a walk-in wardrobe and en-suite shower suite. The top floor has a fifth bedroom with two velux windows and eaves storage space and adjacent is another shower room with WC and wash hand basin.

Externally the property benefits from a good size new driveway to the front allowing parking for several cars and access to the store area, to the rear is a private rear garden mainly laid to lawn with shrub borders and side access. Also on the roof are 10 x 3500W solar panels and along with the K-rendering and additional insulation around the house this property is extremely energy efficient.

Viewings come highly recommended to appreciate the improvements made. Ideally located only 1/2 a mile from Ashford High street and less than 1 mile from Ashford train station in a quiet cul-de-sac of only four houses. No chain

