

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

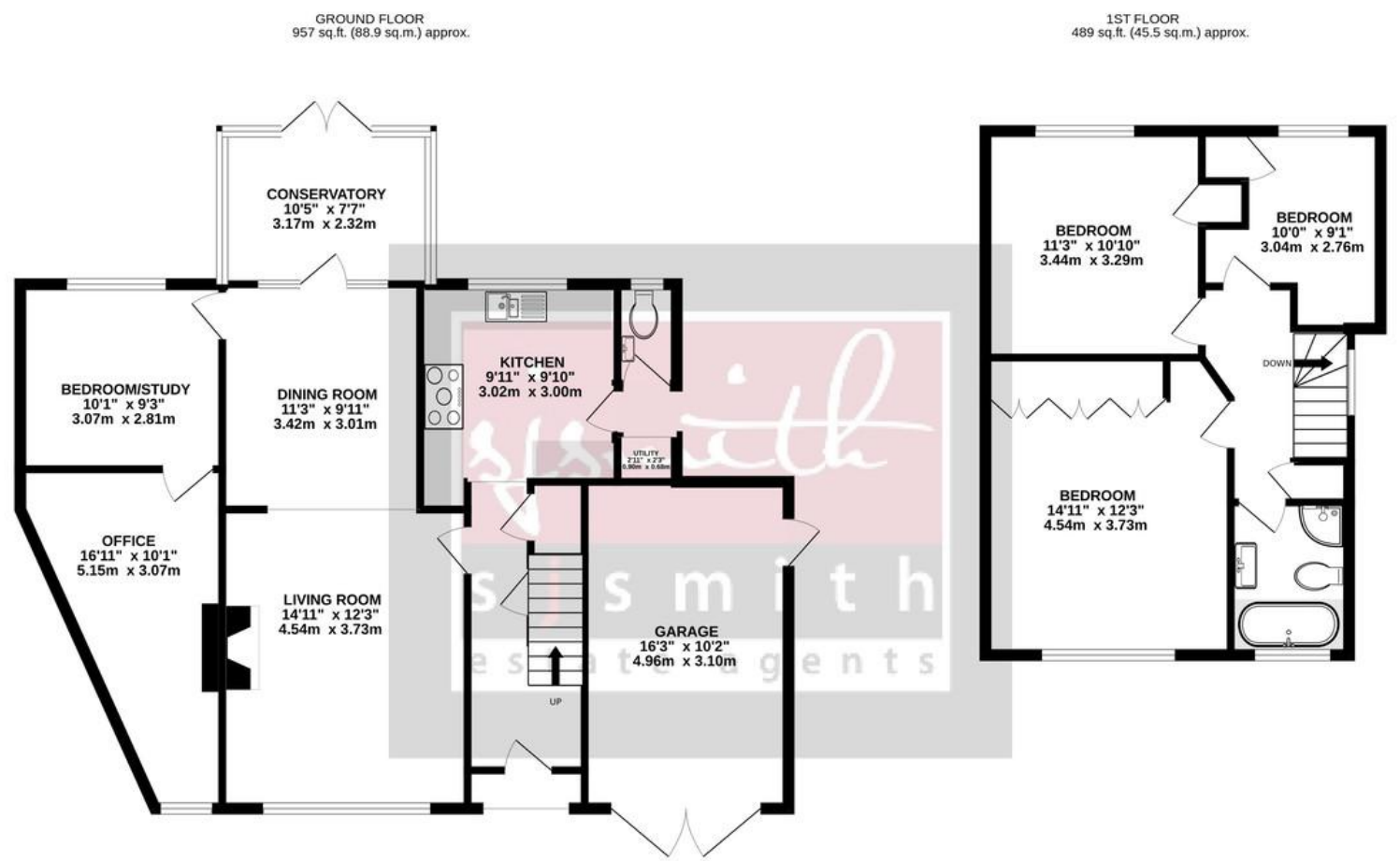
We bought and sold through SJ Smith and can't recommend them enough. Everyone at the office is great but we knew we were in safe hands with Louis from the off. He was so knowledgeable and took the time to listen to what was important to us. He was always available to talk things through and help solve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



1 Ashview Close, Ashford, TW15 3RF

Guide Price £689,950 Freehold

- **HUGE 105FT X 55FT WESTERLY FACING GARDEN**
- **QUIET CLOSE OF ONLY FIVE DETACHED HOMES**
- **THREE/FOUR BEDROOMS**
- **PLANNING PERMISSION GRANTED FOR A GROUND FLOOR EXTENSION**
- **RE-FITTED KITCHEN**
- **0.7 MILE TO ASHFORD TRAIN STATION**
- **CLOSE TO LOCAL BUS ROUTES MAJOR ROAD LINKS**
- **EXCELLENT CONDITION THROUGHOUT**
- **EPC RATING BAND D**



TOTAL FLOOR AREA: 1446 sq.ft. (134.4 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

Spelthome Borough Council, Tax Band F being £3,485.13 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.

Enviably tucked away in this small cu de sac of only five detached properties is this impressive three/four bedroom detached family home with extensive gardens and wonderful potential to extend (stpp).

The current owners have improved the house in the last few years and the property now offers: original restored parquet flooring downstairs, a lovely re-fitted kitchen with space for the usual utilities and hand-made wall panels in the hallway, stairs and landing along with be-spoke hand made radiator covers and louvered window shutters. Further benefits include a bright dual aspect lounge diner, Conservatory, study/fourth bedroom, with a recently added extension beyond this room currently serving as an office which could be adapted into a potential en-suite/annex off the fourth bedroom. There is also a downstairs WC and granted planning consent to extend off the kitchen to create a good size utility room in behind the garage.

Upstairs there are three decent size bedrooms, the master of which has had fitted wardrobes added and a modern four piece family bathroom suite and access to the loft space situated off the landing. The property retains much character but the real impressive feature is the vast rear garden which spans to some 105ft in length and about 55ft across with access to the River Ash at its base. Due to the large gardens there is huge scope for further improvements if required and the property also has a paved front driveway with garage allowing parking for at least two vehicles.

Ashview Close is ideally situated just 0.7 mile from Ashford train station, walking distance to local bus routes and easy access by car to Staines upon Thames and the M25 and M3 motorways. Internal viewings come highly recommended by the vendor's sole agents.

