

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!

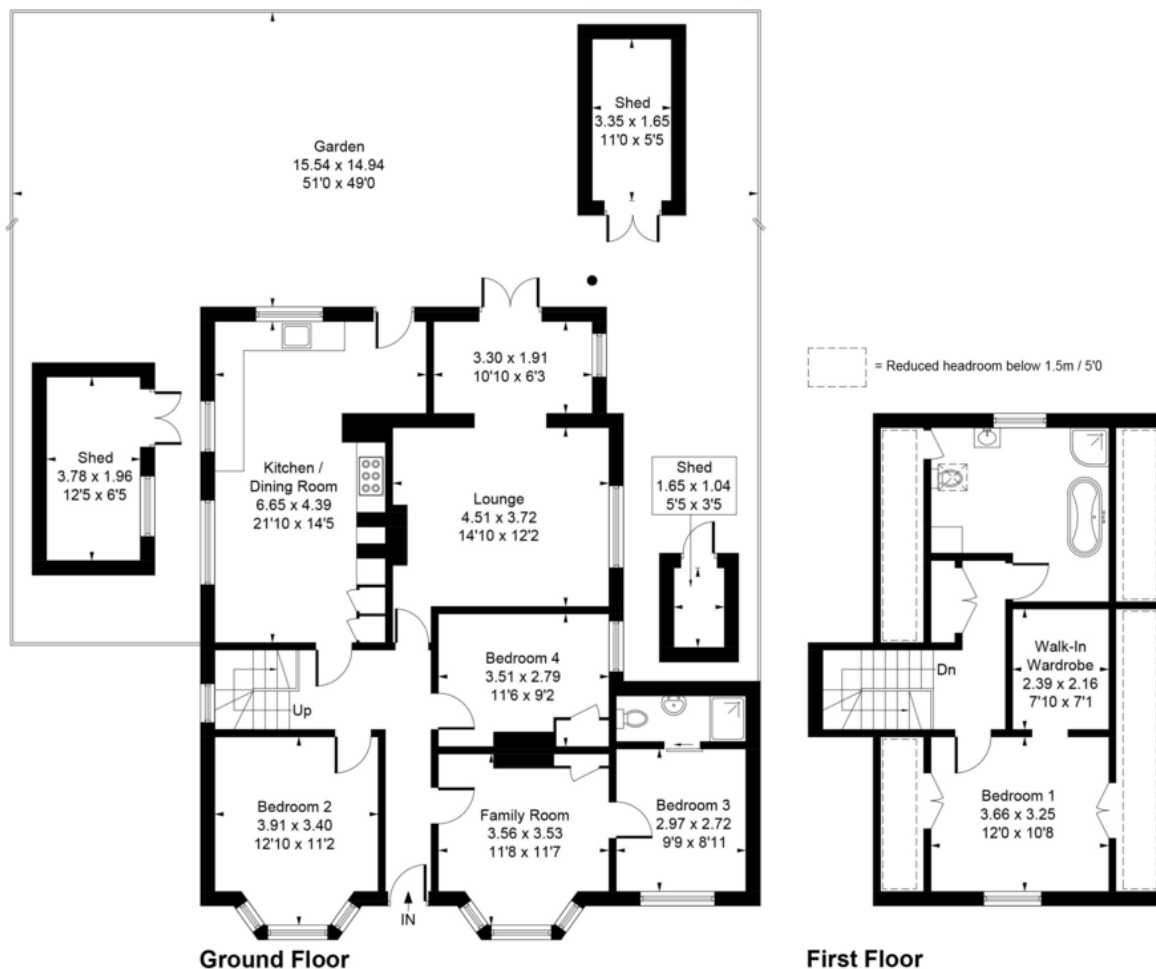


40 Warwick Road, Ashford, TW15 3PG

£675,000 Freehold

- **LARGE DETACHED FAMILY HOME**
- **FOUR DOUBLE BEDROOMS**
- **50FT X 50FT REAR GARDEN**
- **OWN DRIVEWAY WITH SCOPE FOR MORE PARKING**
- **LARGE KITCHEN DINER WITH "GRANITE" WORKTOPS**
- **RE-PLACED GAS BOILER IN 2016**
- **RE-PLACED FIBRE GLASS ROOF ON THE REAR EXTENSION**
- **EPC RATING BAND D**

Approximate Gross Internal Area = 166.5 sq m / 1793 sq ft
 Outbuildings = 14.9 sq m / 161 sq ft
 Total = 181.4 sq m / 1954 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 £2,816.68 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.

Ideally situated just ½ mile from Ashford train station and situated in a pleasant side road in Ashford is this impressive four-bedroom, two bathroom detached 1920s chalet style family home. Presented in good decorative order throughout, the property is deceptively spacious and benefits include: an own driveway to the front with parking for two cars, entrance hall with access to all principle rooms on the ground floor including a large master bedroom to the front aspect with a bay-fronted window, and across the hallway is a study/2nd reception room with feature fireplace and off this room there is access to a further double bedroom complete with its own modern ensuite shower room with a re-placed shower and "Karndean" flooring. (This part of the house could potentially be used for elderly relatives, or as a potential annex/studio for other family members.) Also on the ground floor is another double bedroom, a large extended living room with access to the rear garden and a lovely feature log burning stove fireplace. Finally on the ground floor is the excellent sized extended kitchen diner which is full of character and has re-placed "granite" worktops, a large range cooker and ample space for the rest of the utilities. On the first floor is the great sized master bedroom with its pitched roof and impressive walk-in wardrobe and across the landing from this is a large modern four-piece family bathroom suite with a recently re-placed shower and newly added "Karndean" flooring. Also on the first floor is additional storage in the eaves and in cupboards off the landing. To the rear the property enjoys an excellent size rear garden, which has been landscaped for low-maintenance and measures about 50ft deep by about 50ft in width with a large side access behind the driveway to the front. Viewings come highly recommended!

