



**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.



- **EXCELLENT CONDITION THROUGHOUT**
- **WALKING DISTANCE TO TRAIN STATION AND HIGH STREET**
- **90FT REAR GARDEN WITH HOT TUB**
- **THREE RECEPTIONS**
- **SCOPE TO EXTEND (STPP)**
- **RE-FITTED 4 PIECE BATHROOM SUITE 2024**
- **POPULAR LOCALITY**
- **EPC RATING BAND F**

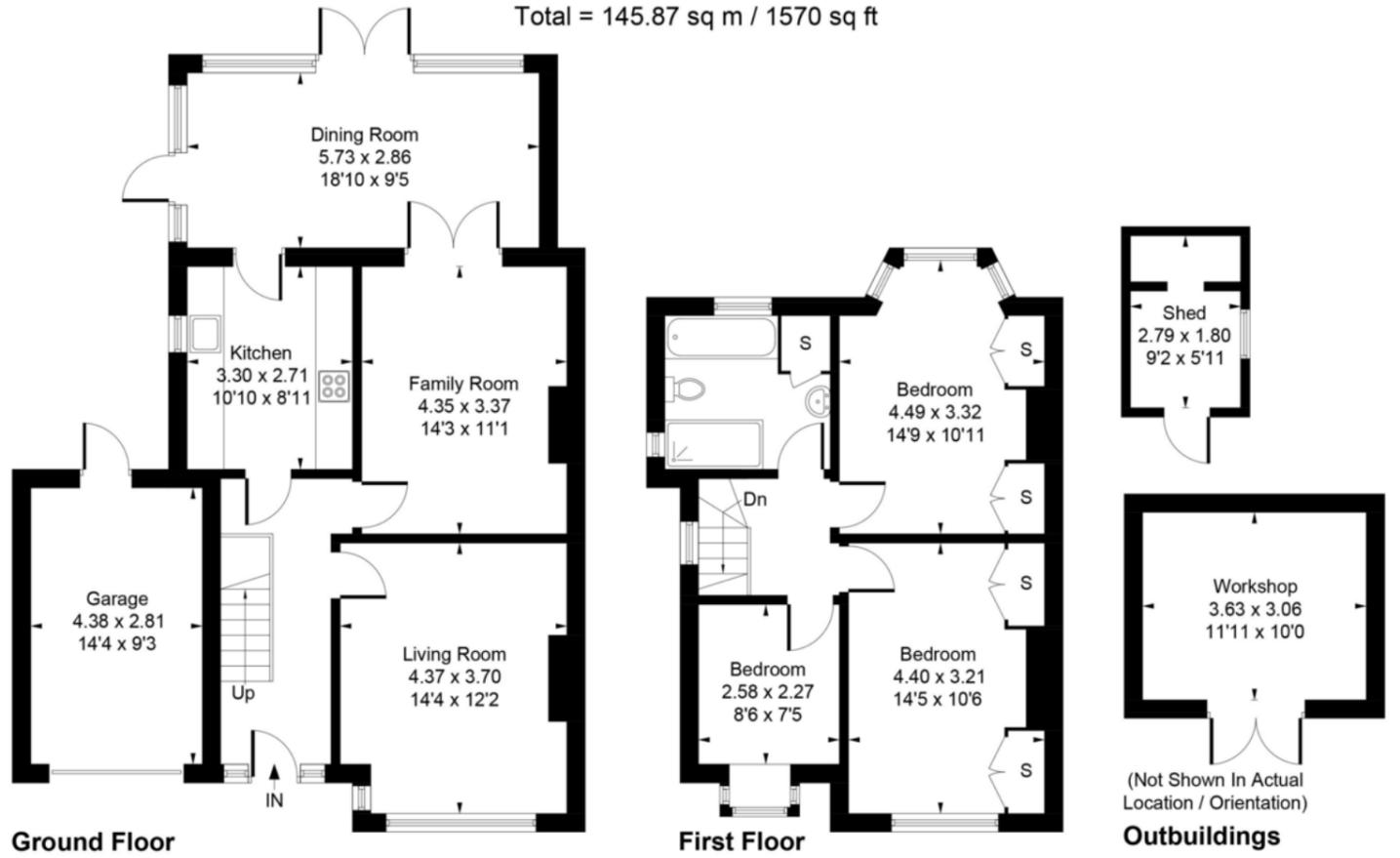
Approximate Gross Internal Area = 116.39 sq m / 1253 sq ft

Garage = 12.99 sq m / 140 sq ft

Workshop = 11.45 sq m / 123 sq ft

Shed = 5.04 sq m / 54 sq ft

Total = 145.87 sq m / 1570 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 F being £3,328.84 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.

A great opportunity to purchase this very well maintained 1930s three-bedroom semi-detached family home which is situated on the highly regarded Fordbridge Road in Ashford within close proximity of the High Street, Train Station and Ashford Manor Golf course. Benefits include: a large driveway to the front with off street parking for up to three cars and access to a single garage with electric roller door. The covered entrance porch leads into a spacious hallway with stairs to the first floor and access to all the principle rooms on the ground floor including: a bright and airy front living room with gas feature fireplace, there is then a second separate reception room which features a HETAS installed gas fired log stove which is remotely controlled and keeps this room lovely and warm in the winter months. Also on the ground floor is a fully fitted kitchen complete with "Granite" worktops and space for the usual utilities and from the kitchen there is access to a further rear reception room which enjoys views out to the large private garden. On the first floor there are two large double bedrooms, both with fitted wardrobes and replaced carpets, a decent sized third bedroom and a superb four-piece family bathroom suite which was re-placed in 2024. To the rear is a lovely, mature 90ft Westerly facing garden which is mainly laid to lawn, with a timber garden shed/changing room, Hot Tub and Summerhouse and there is also a side access to the front of the house by passing through the garage if required. There is scope to add a downstairs WC off the hallway, and extend either over the garage, into the loft or to the rear all subject to the usual planning consents.

Viewings come highly recommended by the vendor's sole agents.

