

## 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.  
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**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!



**sjsmith**  
s j smith  
estate agents

12 Clockhouse Lane, Ashford, TW15 2HH

Guide Price £550,000 Freehold

- NO CHAIN

- CAR PORT AND PARKING TO THE REAR

- STUNNING CONDITION THROUGHOUT

- EXTENDED KITCHEN WITH BI-FOLDS

- 60FT LANDSCAPED GARDEN

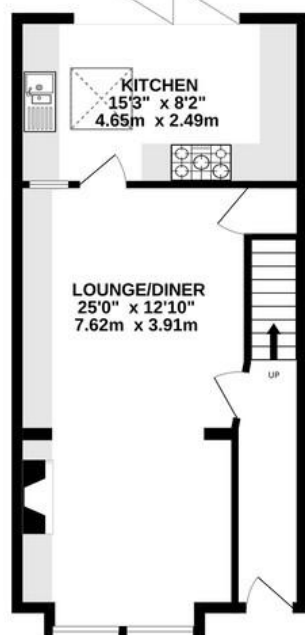
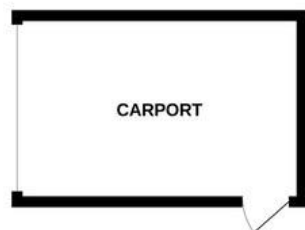
- LOFT EXTENSION

- TWO BATHROOMS

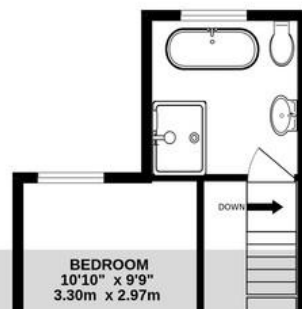
- EPC RATING BAND C

- 0.6 MILE TO ASHFORD TRAIN STATION

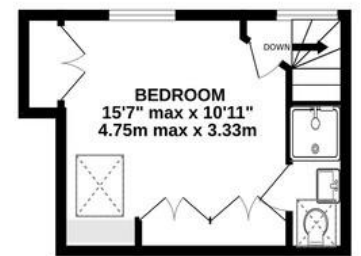
GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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 D being £2304.58 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 stunning three double bedroom, two bathroom semi detached Victorian home which was cleverly extended in 2017 and now offers excellent accommodation throughout.

Offered to the market with no onward chain the property offers many attractive features including: entrance hall with stripped wooden floorboards on the ground floor, a bright and airy 25ft through lounge diner allows ample space for a lounge suite and dining table and also has the added benefit of built in storage and shelving units and a feature fireplace. To the rear is the extended kitchen which has been well-fitted to allow integrated appliances and light flows in via the bi-folding doors and vaulted ceiling with skylight.

On the first floor is the impressive four-piece family bathroom suite and two good size double bedrooms, stairs then wind up to the second floor which houses a further double bedroom with built-in wardrobes and a modern en-suite shower room.

To the rear is a lovely 60ft Easterly facing garden, with side access, timber built garden shed and access to the covered carport at the base of the garden allowing private parking for one car.

Ideally situated close to Clockhouse Lane Park and just 0.6 mile from Ashford train station and the High Street, viewings recommended!

