

## 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!

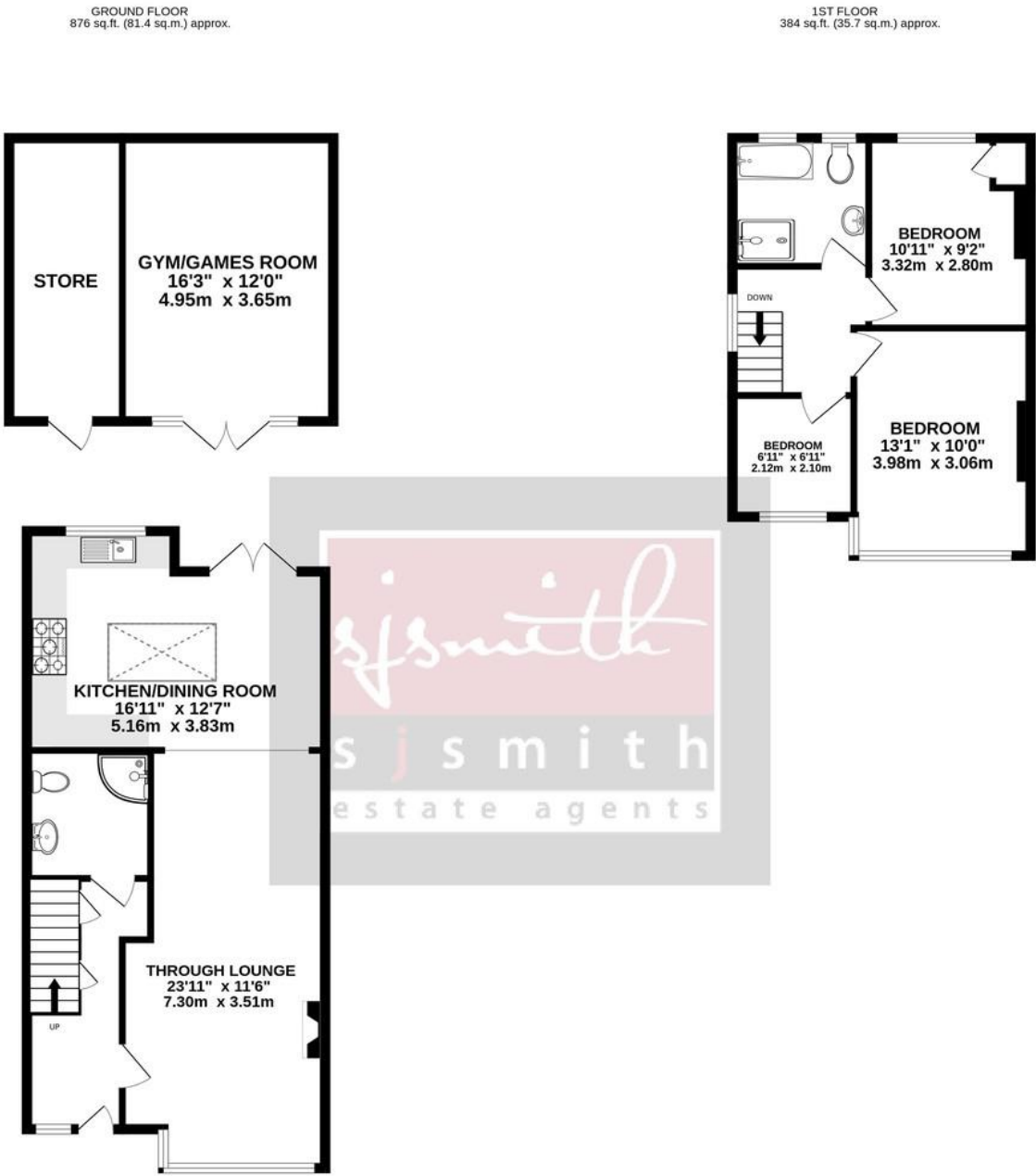


48 Hogarth Avenue, Ashford, Surrey TW15 1QA

£550,000 Freehold



- **NEW DRIVEWAY DEC 2022 WITH PARKING FOR 6 CARS**
- **85FT WESTERLY FACING GARDEN**
- **NEWLY ERECTED OUTBUILDING IN 2023**
- **RE-WIRED THROUGHOUT 2017**
- **RE-PLUMBED AND NEW GAS BOILER 2017**
- **RE-PLACED WINDOWS AND DOORS 2021**
- **STUNNING EXTENDED KITCHEN**
- **EPC RATING BAND C**



**Council Tax**  
Spelthorne Borough Council, Tax Band D being £2,201.79 for 2023/24  
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.

**TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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.  
Made with Metropix ©2023

A stunning extended three bedroom two bathroom end of terrace family home which has been re-furbished since 2017 and now is presented in excellent condition throughout.

The property boasts a number of attractive features including: a large driveway which was recently done in Dec 2022 and now allows off street parking for up to six cars along with a fitted EV charging point for electric cars, inside the property offers, an entrance hall with under stairs storage cupboards and access to the modern re-fitted downstairs shower room. A door then leads into the spacious bay fronted through lounge with a feature fireplace and this reception then opens into the impressive extended kitchen diner which overlooks and has access to the garden complete with integrated appliances and filled with natural light via the large skylight, windows and French doors.

On the first floor there are two good size double bedrooms, a third single bedroom and a lovely four piece re-fitted family bathroom suite. There is also access to the large loft space which is ideal for a loft conversion if required.

To the rear the property enjoys a large 85ft private garden with side access, raised decked area, lawn area and then at the base of the garden is a superb newly appointed outbuilding with power and lighting and currently separated into a gym/games room and a separate store area but could be adapted potentially into an Annex in the future subject to the usual consents. Situated close to local Schools, Parks and shops this is a wonderful family home that needs to be viewed to be appreciated!

