

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



Sajid 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!



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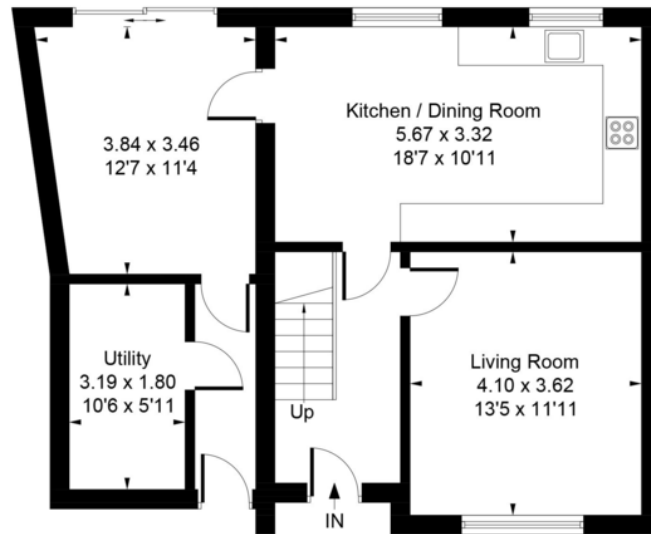
12 Town Tree Road, Ashford, TW15 2PW
Guide Price £495,000 - Freehold

This neat and tidy three bedroom, semi-detached extended property is available with no onward chain in need of modernization. Benefits include: a front garden with potential for off street parking to the front of the house, entrance hall with access to a separate front aspect living room which is light and spacious, and then to the rear is a large kitchen diner which overlooks the rear garden. There is also a side extension which includes a large second reception room with sliding doors to the garden, and there is also a utility room which could be used as a study if required. On the first floor there are two good size double bedrooms, a single bedroom, a shower room and separate W/C and access to the good size loft space with potential to be converted subject to the usual consents. To the rear is a decent size garden of about 65ft in length with access to the large garage, there is potential to extend the house to the side further or to the rear in future if required, again subject to the usual planning consents. No chain.

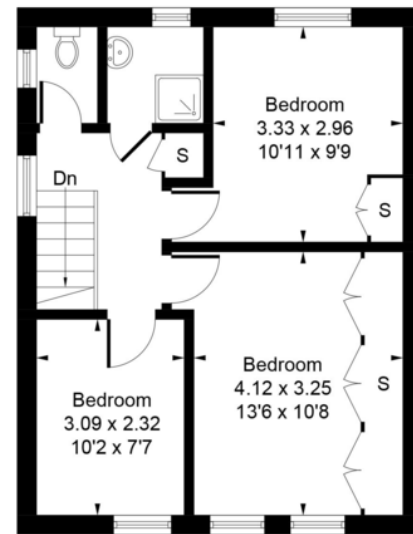
- NO CHAIN
- POPULAR LOCATION
- 65FT REAR GARDEN

- HUGE POTENTIAL
- TWO RECEPTIONS
- EPC RATING BVAND TBC

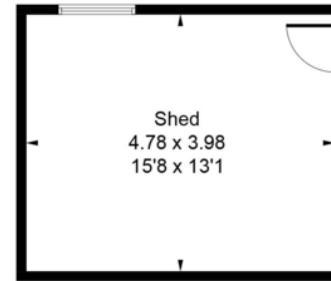
Approximate Gross Internal Area = 110.44 sq m / 1189 sq ft
 Shed = 19.20 sq m / 207 sq ft
 Total = 129.64 sq m / 1396 sq ft



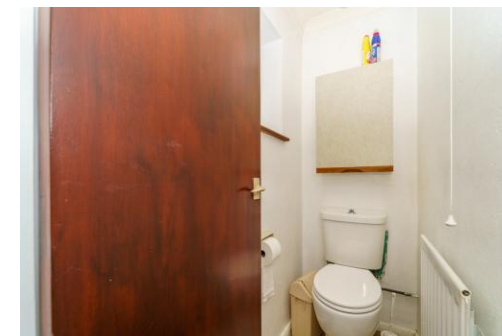
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 £2,305.00 for 2024/25 £2,305

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.