



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.

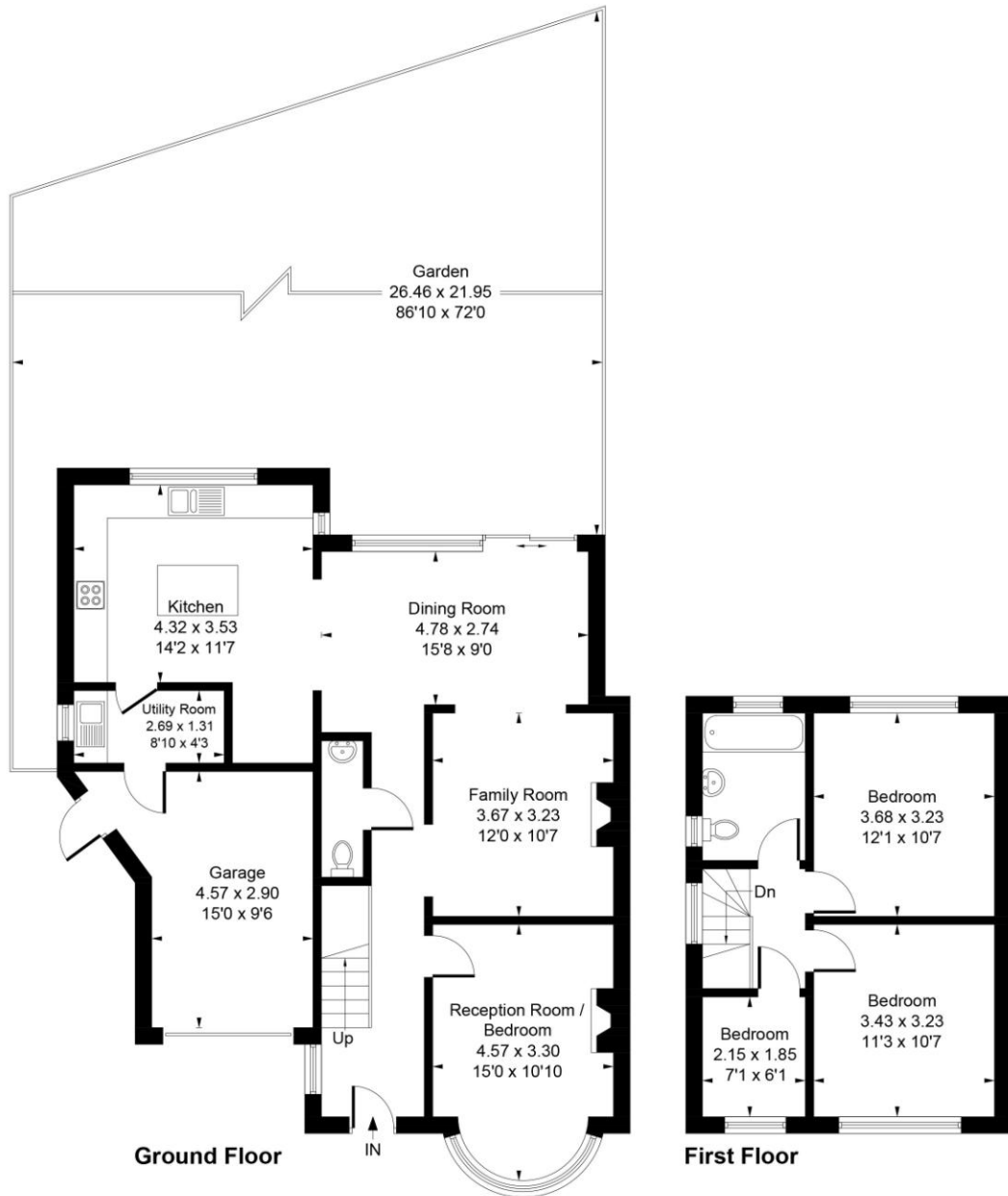
Mr D Tomlinson – 5*
 The staff at SJ Smith were great and made the moving process go as smoothly as possible. A big thank you.

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.



- **BACKS ONTO ASHFORD MANOR GOLF COURSE**
- **LARGE GROUND FLOOR EXTENSION**
- **DOWNSTAIRS WC**
- **86FT X 72FT SOUTH WESTERLY FACING GARDEN**
- **THREE RECEPTION ROOMS**
- **SOUGHT AFTER RESIDENTIAL ROAD**
- **PLANNING PERMISSION GRANTED FOR FIRST FLOOR EXTENSION OVER EXISTING GARAGE, KITCHEN & UTILITY ROOM**
- **CLOSE PROXIMITY TO SCHOOLS AND HIGH STREET**
- **EPC RATING BAND E**

Approximate Gross Internal Area (Including Garage)
122.7 sq m / 1321 sq ft



Council Tax

Spelthorne Borough Council, Tax Band E 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.

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 purchaser.

A beautifully presented and cleverly extended three/four bedroom semi detached family home which occupies this substantial corner plot in a quiet sought after road in Ashford with a large South Westerly facing garden which backs directly onto Ashford Manor Golf Course. Benefits include: a driveway and garage to the front with parking for one car but scope to pave off more front garden to allow additional off street parking if required. The front door leads into the entrance hall with access to all the principle rooms including a separate bay-fronted living room/fourth bedroom to the front aspect, a downstairs WC, a large extended kitchen and dining area which overlooks the lovely rear garden and recesses into the cosy family room. The kitchen was re-fitted in to a high standard with a centre piece island and "Granite" worktops and off the kitchen there is a separate Utility Room and then access into the good size integral garage. On the first floor there are two good size double bedrooms, a third single bedroom and a modern three piece family bathroom suite. There is also access to the large loft space which could be converted if desired in the future (stpp). To the rear is the large 80ft x 70ft South Westerly facing garden which is mainly laid to lawn with a decked area nearest the house and separate patio which provides an ideal spot for entertaining in the Summer months. In addition to this there is a side access and there is granted planning consent for a first floor extension above the kitchen, utility and garage to allow for an additional large double bedroom and ensuite bathroom. 04/01042/FUL (planning reference). A wonderful family home which is a short walk from the local Schools and Ashford High Street with versatile accommodation throughout for the growing family. Viewings come highly recommended!

