

## 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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**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!



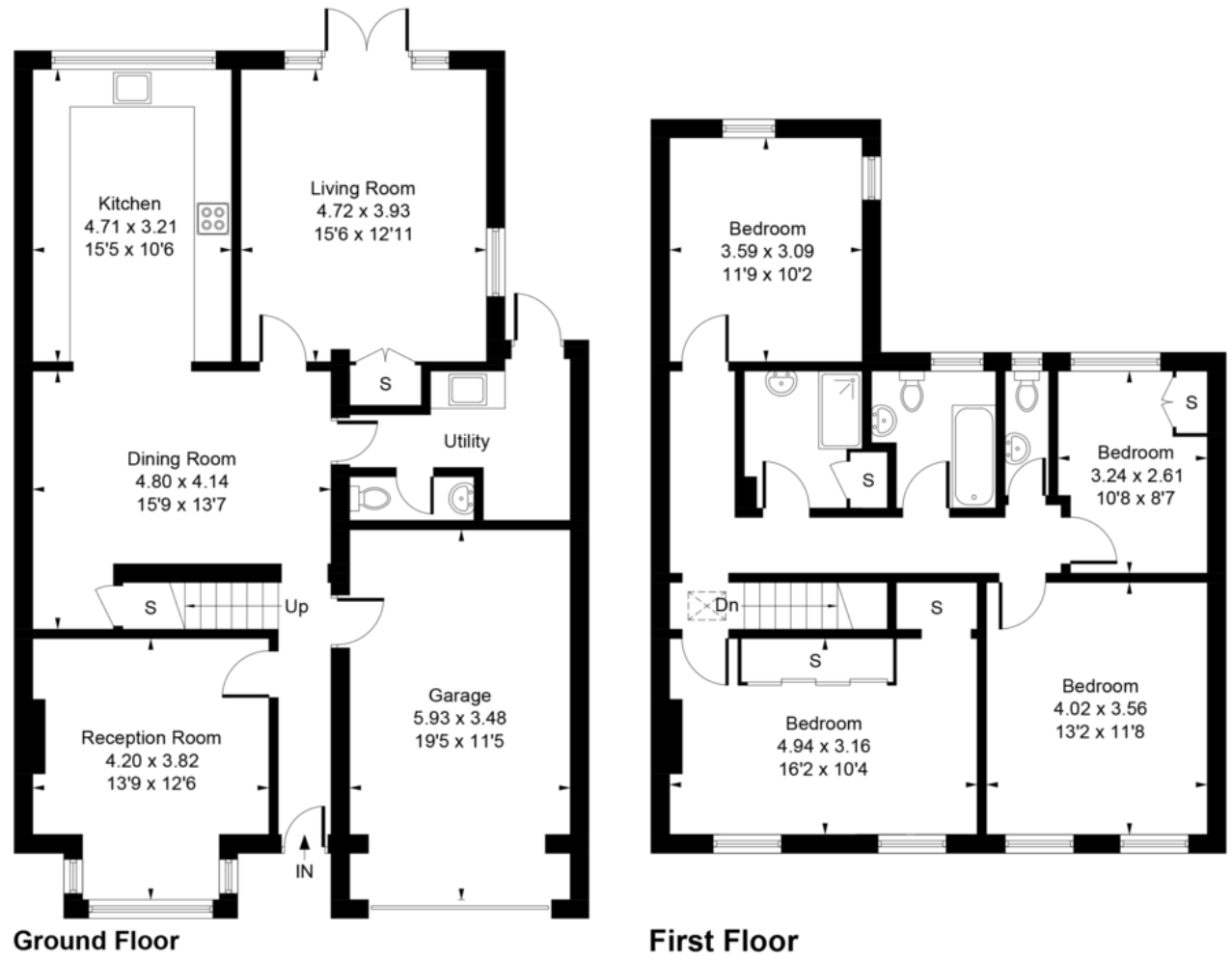
17 Stanley Road, Ashford, Surrey, TW15 2LP

£785,000 Freehold



- ½ MILE TO ASHFORD TRAIN STATION
- OWN DRIVE TO INTEGRAL GARAGE
- EXTENDED ON THE GROUND AND FIRST FLOOR
- BEAUTIFUL EDWARDIAN FAMILY HOME
- TWO BATHROOMS
- UTILITY ROOM
- THREE RECEPTION ROOMS
- EPC RATING BAND C

Approximate Gross Internal Area = 183.12 sq m / 1971 sq ft  
(Including Garage)



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 acquire this attractive four double bedroom Edwardian detached family home which has been greatly improved in recent years and is situated in a popular side road in Ashford within a short walk of Ashford train station and the High Street amenities. With an own drive to a large integral garage via an electric roller door for off street parking the property has been maintained to a high standard throughout.

The ground floor accommodation briefly comprises: a bright bay fronted living room to the front aspect with feature raised gas fireplace, there is access to the good size integral garage off the hallway which is smartly presented and houses the gas combination boiler and "Oso" high pressure water cylinder. Also, on the ground floor there is a spacious dining room with engineered "Ash" wood flooring and two natural light pipes to allow more light into the room. Off the dining room is the modern contemporary re-fitted kitchen, which was extended in 2012 and has ample storage, space for an American Fridge Freezer, integrated dishwasher, "Corrian" style work surfaces and an impressive skylight window above the sink area which lets in a huge amount of light to the rear. There is a separate utility room which accommodates the washing machine, and tumble dryer, a separate WC and also has direct access out to the garden. A good size sitting room overlooks the garden and is adjacent to the kitchen so could be opened up into one big kitchen if required.

On the first floor there is a large master bedroom to the front aspect with two double glazed sash windows, fitted wardrobes, and a vanity room. There are two more good size double bedrooms on the first floor and a smaller double bedroom with fully fitted wardrobes, a modern shower room, separate WC and family bathroom suite. The landing also allows access to the main loft space via a drop-down ladder and the loft is boarded, insulated and has two Velux windows installed.

To the rear the property enjoys a lovely mature 50ft rear garden which is mainly laid to lawn with shrub borders and has a patio nearest the house along with a Summerhouse and timber garden shed located at the base of the garden.

