



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*

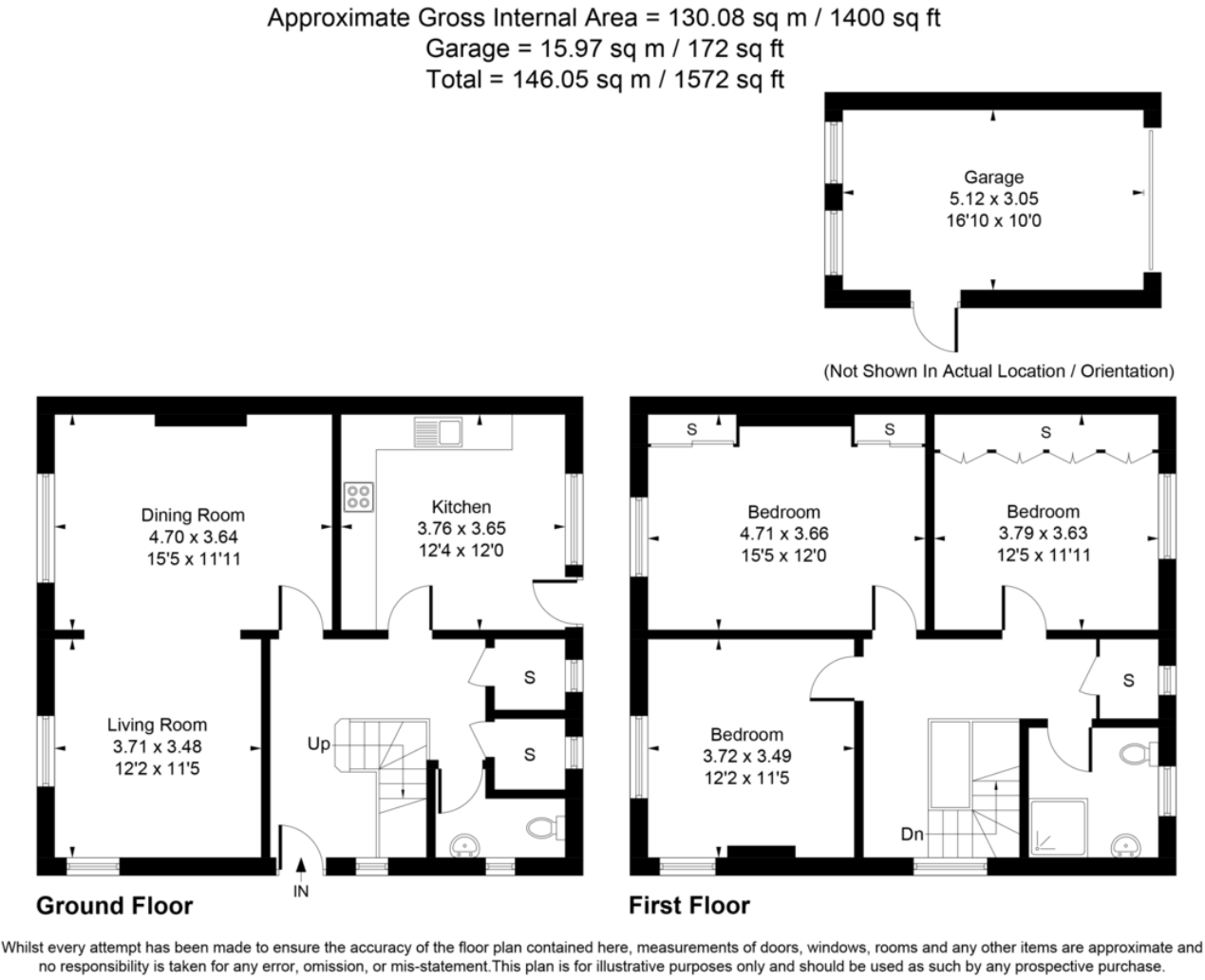
Great service from start to finish. Lovely friendly service from Louis and Rob and exceptional after sales service from Nicola. Highly recommended.



78 Chaucer Road, Ashford, TW15 2QX

Guide Price £625,000 Freehold

- **NO ONWARD CHAIN**
- **LARGER THAN AVERAGE THREE BEDROOM SEMI DETACHED HOUSE**
- **SPACIOUS LOUNGE/DINING ROOM**
- **WELL FITTED KITCHEN/BREAKFAST ROOM**
- **GROUND FLOOR W/C**
- **THREE GOOD SIZE BEDROOMS**
- **SHOWER ROOM**
- **EPC RATING BAND C**



Council Tax
Spelthorne Borough Council, Tax Band F being £3,485.13 for 2025/26
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 viewer

NO CHAIN! Available with the advantage of no onward chain, a rare chance to acquire a substantial three bedroom semi detached house with driveway and garage!

On the ground floor is a welcoming entrance porch which in turn leads to the spacious hallway with a turning staircase to the upper floor. Off of the hallway is a bright and spacious lounge/dining room , whilst overlooking the rear garden is the kitchen/breakfast room with window and door to garden.

Also on the ground floor there are two substantial built in cupboards (one housing the boiler and hot water tank) for additional storage, as well as a tiled WC with sink.

On the first floor is a particularly spacious landing with three double bedrooms off, two with built in wardrobes and the third being a double aspect room with windows to two elevations. The family bathroom has been updated into a shower room but with ample space to re-install a bath and there is a built in cupboard adjacent which could be opened up onto bathroom to create and even bigger space.

The front garden has a boundary wall with gates to access the driveway whilst the deceptively spacious rear garden is well planted and has been arranged for ease of maintenance.

There is a garage accessed by double gates onto Clarendon Road. In all, a superb chance to acquire a larger than average three bedroom semi detached house with scope to personalise and update.

