

## 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!



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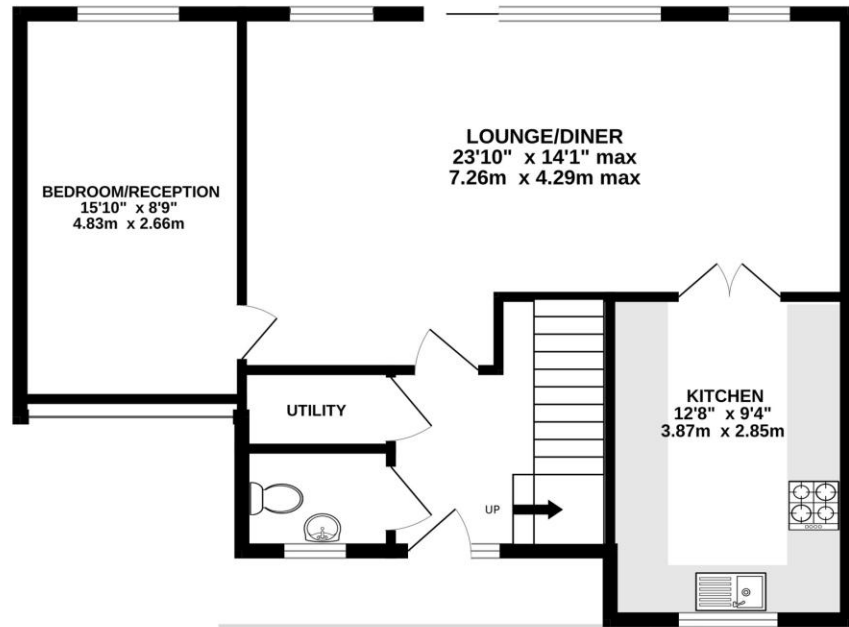


**10a Cecil Road, Ashford, Surrey , TW15 1RJ**  
**Guide Price £450,000 - Freehold**

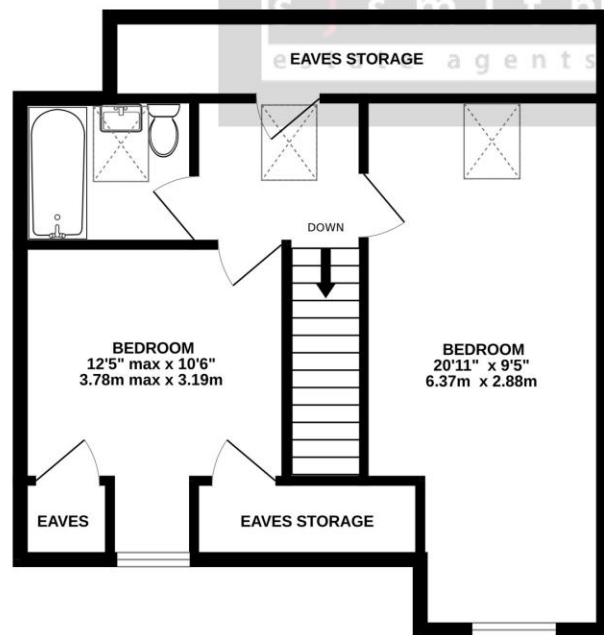
A great chance to acquire this spacious modern two/three bedroom semi detached property which was built in 2019 to a high specification throughout, ideally situated in a quiet side road in Ashford within easy access of amenities and major road links. Benefits include: an own driveway for parking for one car, entrance hall with a downstairs WC, and utility cupboard and stairs to the first floor with a door then leading into the bright and spacious 23ft10 x 14ft1 lounge/dining room. Off the lounge diner you can access the smartly fitted modern kitchen with integrated appliances and ample work surface and on the other side of the main reception is a third bedroom/second reception room. The first floor comprises of a large master bedroom with eaves storage, a good size second double bedroom and a three piece modern family bathroom suite. There is additional access points to the eaves storage and three Velux windows letting ample light into the first floor. To the rear the property enjoys a private garden spanning the width of the house which is mainly laid to lawn with a patio area nearest the house. (NB. The owner of the attached semi detached house has a right of access across the bottom of this garden but only for access to utilities and to maintain their services)



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.

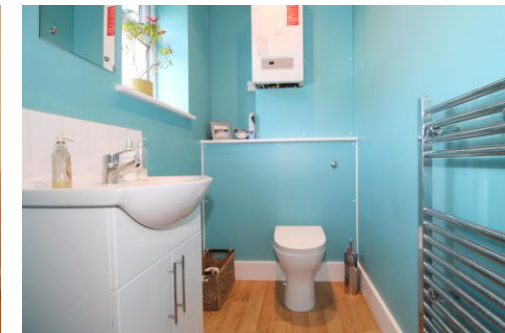


TOTAL FLOOR AREA : 1165 sq.ft. (108.3 sq.m.) approx.

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.  
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- EXCELLENT CONDITION THROUGHOUT
- TWO/THREE BEDROOMS
- OWN DRIVEWAY

- SOLAR PANELS ON ROOF
- BUILT IN 2019
- EPC RATING BAND B
- DOWNSTAIRS WC



### 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.