

## Why use S J Smith Estate Agents? Here's some of our Google reviews to tell you why!

**4.9 Stars!** **Google review**  
**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](mailto:ashford@sjsmithestateagents.co.uk) [staines@sjsmithestateagents.co.uk](mailto:staines@sjsmithestateagents.co.uk)



**Ian Rozario**  
1 review  
★★★★★

Top class team - Rob, Nicola and Chad were always on hand to ensure that the process moved forward as quickly as possible. Polite, courteous and trustworthy. Recommend highly if you are looking for a reputable Estate Agents.



**Steve Widgey**  
1 review  
★★★★★

An excellent service from valuation to completion. I felt under no pressure from Simon, who provided me with the valuation. We had a sensible and realistic conversation about the asking price and I appreciated the fact that he did not feel the need to enhance the asking price to gain my custom or pressure me into signing the contract, as one other agent did. I was informed about each and every viewing and always received feedback. Both Simon and Amir were a pleasure to speak to on every occasion and provided me with advice which proved valuable. Once I had accepted an offer, Nicola (the sales progression manager) was amazing. She was patient when I was not and helped with communication between all parties. I would recommend SJ Smith to anyone who is selling their property.



**Katie Stevens**  
2 reviews  
★★★★★

We used these guys to sell our property in ashford Middlesex. It wasn't exactly the most straight forward of sales but Louis dealt with everything, and reassured us the whole way through. IF we were ever to sell again, I would 100% choose SJ Smith to manage the sale. Massive thank you to Louis, Nicola, Chad and Rob



**Chris Clark**  
1 review  
★★★★★

SJ Smith were excellent, I would recommend them to anyone that would benefit from a great service. Amir was our dedicated agent and he went above and beyond in helping us sell our property and even assisted us in our purchase, that was over 100 miles away by communicating with the other estate agent we purchased from. Superb!



**Sinthuja Cain**  
1 review  
★★★★★

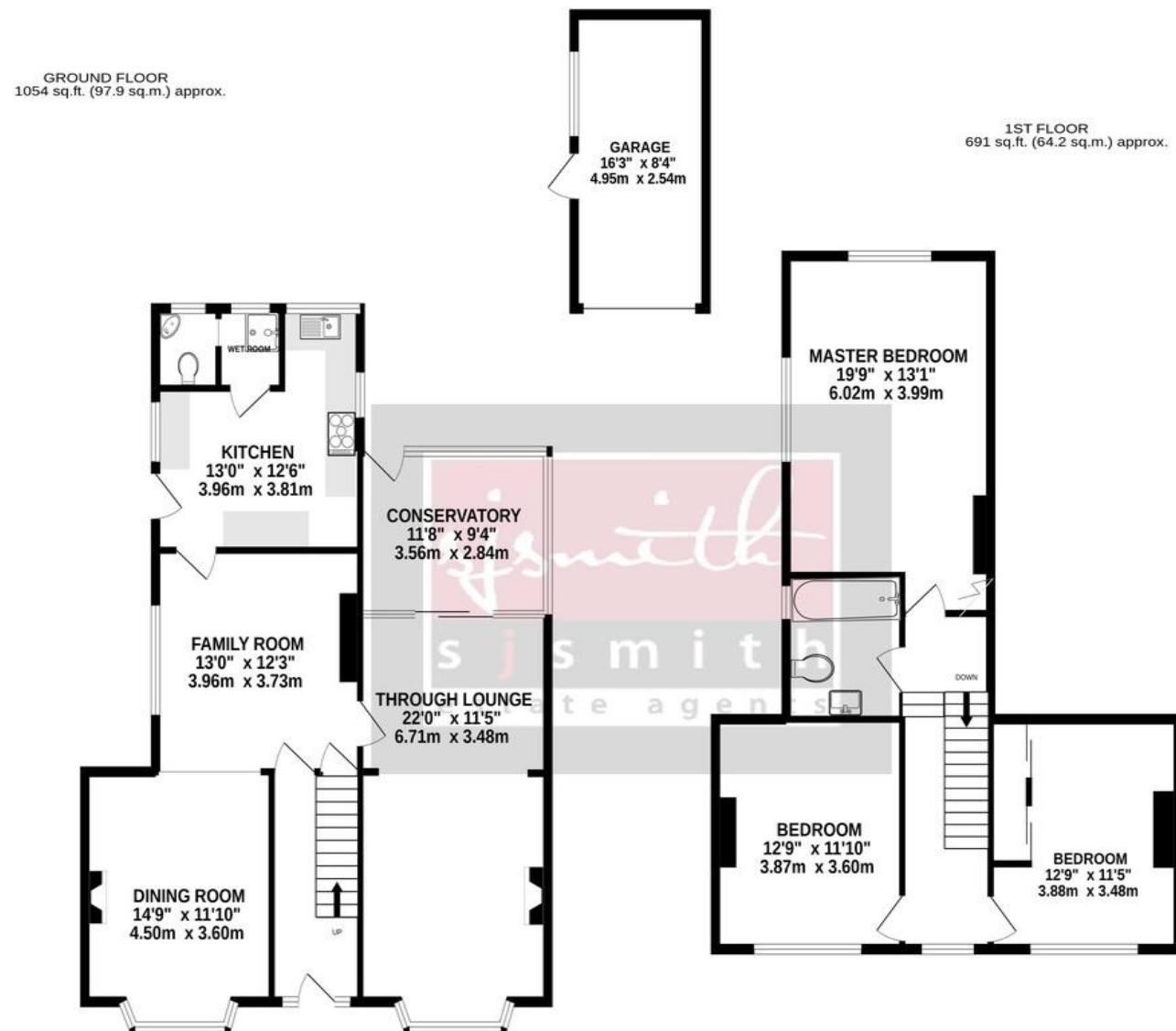
I worked with Chad, Louis and Nicola on the selling of my property in Ashford, and the purchase of a new property with them also. They are honest, decent professionals that have a lovely friendly approach and I cannot recommend them enough. I dealt with other estate agents in the area, with tough sales pitches, and sometimes forcing properties on us, but SJ Smith only contacted us with properties we would like; also they took amazing pictures of my property which really made it easy and quick to sell for a good price in this market! Thanks all! Cindy & James



53 Chaucer Road, Ashford TW15 2QX

Guide Price £660,000 Freehold

- 70FT SOUTH FACING GARDEN
- FOUR RECEPTIONS
- OWN DRIVEWAY AND DETACHED GARAGE
- PERIOD FEATURES THROUGHOUT
- SCOPE TO EXTEND FURTHER (STPP)
- WALKING DISTANCE TO TRAIN STATION AND HIGH STREET
- THREE LARGE DOUBLE BEDROOMS
- EPC RATING BAND F



TOTAL FLOOR AREA: 1745 sq.ft. (162.1 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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A beautiful double bay fronted detached Victorian villa built circa 1901 offering a wealth of charm and character throughout, ideally situated just 200m from Ashford mainline train station and moments from the High Street amenities.

Benefits include: an own driveway allowing off street parking for two cars and a detached garage towards the base of the garden, entrance hall with stairs and storage cupboard underneath, a 22ft through lounge with feature fireplace, Conservatory with a high pitched roof, large separate dining room to the front aspect also with feature fireplace, and a spacious family room in between these two reception rooms.

There is also a fitted L-shaped kitchen, handy wet room with downstairs WC and access from the both the kitchen and Conservatory to the lovely mature 70ft south facing rear garden.

Upstairs consists of a large split-level landing with access to the loft, a family bathroom and three large bedrooms the master measuring 19ft9 x 13'1 in size!

Period homes of this nature rarely become available so close to amenities and this one in particular offers excellent scope to further extend and improve if desired subject to the usual consents.

