



About Us

S J Smith Estate Agents was founded with a singular goal – to provide an unparalleled level of service and client care not readily available in our local market. Our aim is to establish S J Smith as the premier estate agency in our area of operations. To that end, we blend proven real estate practices with cutting-edge technology to deliver the very best service possible. However, our greatest asset is our exceptional staff, whose dedication and expertise set us apart from competitors. Let's stay in touch! Get tips, sneak peeks, and early access to our newest properties!



Contact Details

6 Station Approach,
Ashford,
Surrey,
TW15 2QN
T: 01784 243 333
E: ashford@sjsmithestateagents.co.uk
www.sjsmithestateagents.co.uk

Client Testimonials

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Amazing, Outstanding customer service! We have sold and purchased 3 properties now with S J past 12 years! This experience was however the best one to date! Would recommend this company to all wanting to sell or let there properties in the Ashford, Surrey or surrounding areas. Well done all involved! Top Work!!!

Mark Sheldrake

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Absolutely brilliant service from all the staff working in S J Smith Ashford that supported us during our house process. Couldn't fault anyone, they were a productive, helpful and friendly estate agents. We have been greatly appreciative of all the updates during the process and the constant reassurance they've provided us with along the journey.

Dani Atkinson

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We sold our house with S J Smiths and they were incredible throughout. Their photographer did a fantastic job at capturing our home from some tricky angles. Then when our house went on sale, they were very responsive and communicative throughout the viewings process, giving us feedback after each viewing. Our house sold within a week and we really do believe that was down to their hard work. We are so glad we chose S J Smiths and couldn't recommend them more. Thanks so much guys.

Holly

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Most honest and experienced estate agents in the area. Easy to work with. We had a tight deadline to meet in order to beat the stamp duty increase. I would definitely recommend going with them whether you have to sell or purchase. They work towards making things happen for you.

Alekya Jarathi



20 Pear Tree Road, Ashford, TW15 1PW

£580,000 Freehold

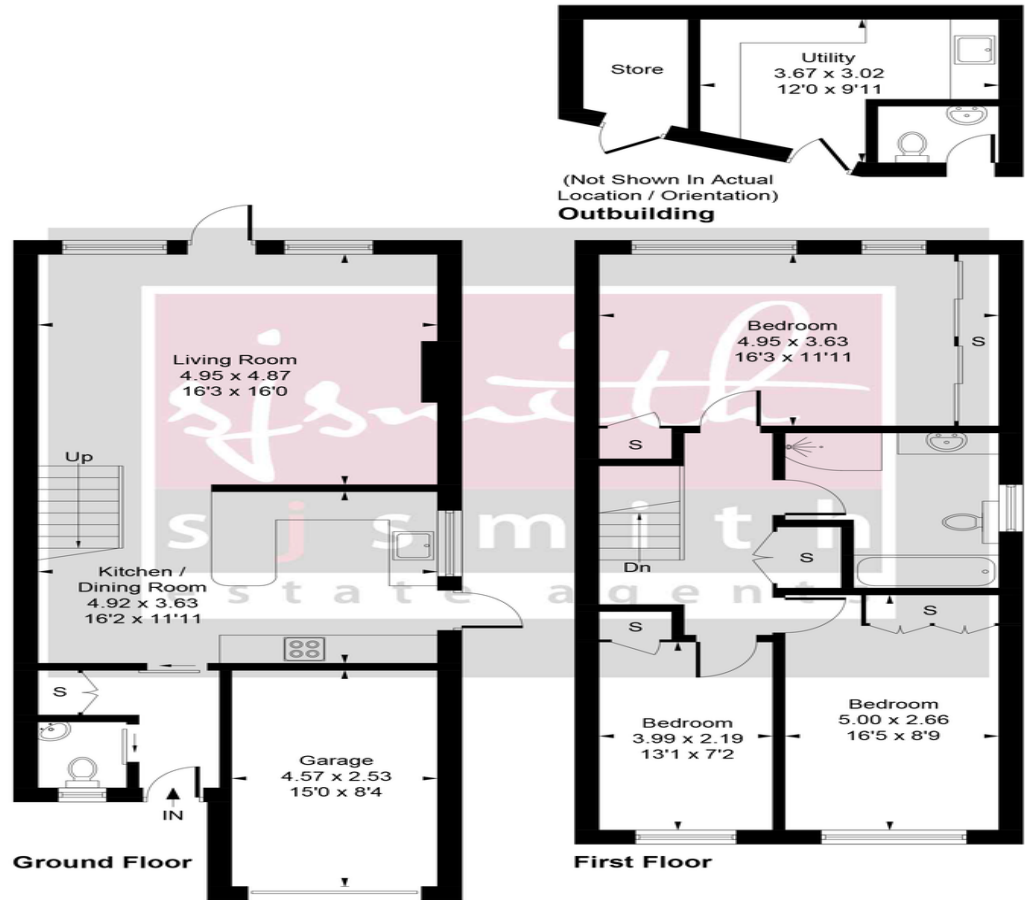
- No onward chain
- Three double bedrooms
- Semi detached
- Garage
- Off street parking
- Large rear garden
- Four piece bathroom suite
- EPC Rating Band D

Council Tax

Spelthorne Borough Council, Tax Band E being £3,087.93 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

Situated on a quiet residential road and coming to the market for the first time since 1975, this substantial three double bedroom semi-detached home offers off-street parking, a garage, an approximately 90ft rear garden, outside WC, utility room, storage room, and is offered with no onward chain. This beautiful family home has been lovingly cared for over the past 50 years and maintained to an exceptional standard throughout. With a beautifully manicured rear garden and well-presented interiors, the property offers spacious and versatile accommodation ideal for family living. A welcoming entrance hallway provides immediate access to the ground floor WC and a useful storage cupboard, perfect for coats and shoes. Moving through to the main living accommodation, you are greeted by a sizeable kitchen featuring ample work surfaces, a range of base and eye-level units, space for appliances, and a practical breakfast bar separating the kitchen from the living area. A door from the kitchen also provides access to the front of the property and through to the rear garden. The main living space occupies the rear of the ground floor and benefits from large windows and doors overlooking the garden, filling the room with natural light and creating a wonderful sense of space. This generous room offers clearly defined areas for both relaxing and dining, making it ideal for entertaining and everyday family life. Stairs rise from the lounge to the first floor, where the bedroom accommodation comprises three generous double bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys pleasant views over the rear garden. The family bathroom is particularly spacious and in keeping with the rest of the home, featuring a well-appointed four-piece suite including a separate shower cubicle and bath. The rear garden is a true highlight of the property, enclosed by high-level brick boundary walls and featuring a covered patio seating area, a pathway leading to the rear of the garden, and a large lawn surrounded by mature planting. Additional benefits include an outside WC, utility room, and separate storage room, ideal for garden tools and extra household storage. A rare opportunity to acquire a much-loved family home in a desirable location, offered to the market with no onward chain.

Approximate Gross Internal Area = 110.14 sq m / 1186 sq ft
 Garage = 11.94 sq m / 128 sq ft
 Outbuilding = 14.03 sq m / 151 sq ft
 Total = 136.11 sq m / 1465 sq ft



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.

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.

