



### 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

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## Client Testimonials

“

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 Sheildrake

”

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

”

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

”

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.

Alekhya Jarathi



35 Ashgrove Road, Ashford, TW15 1NS

£700,000 Freehold

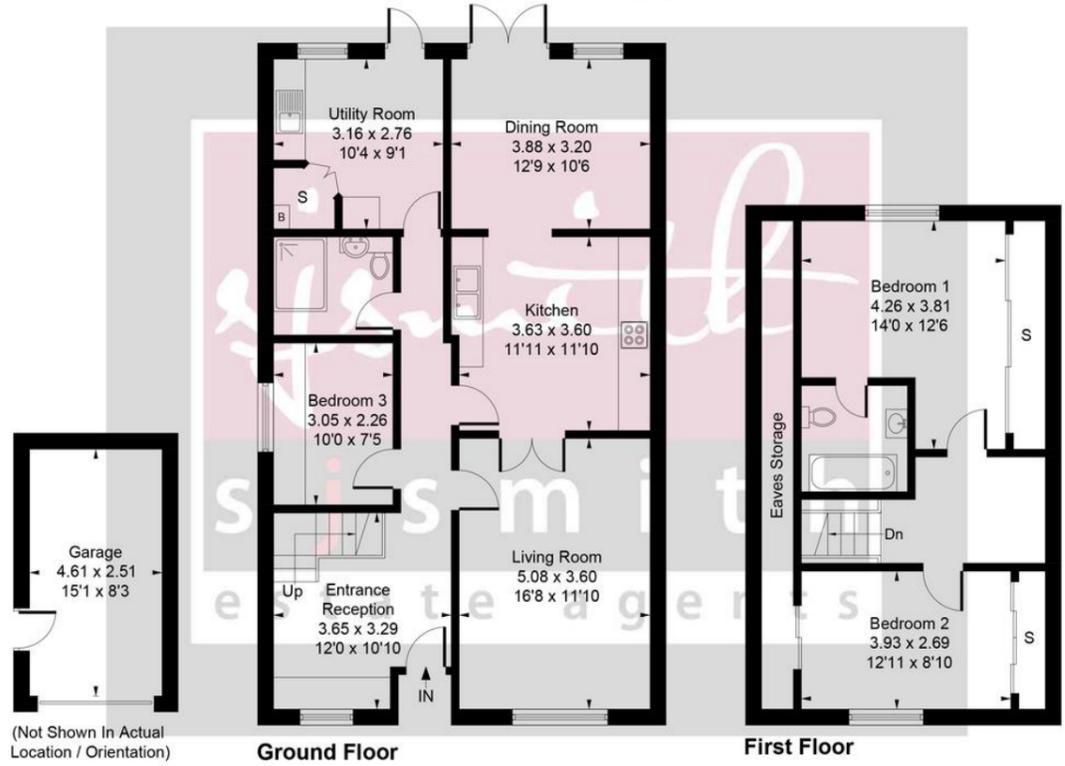
- **Detached chalet-style home**
- **Set within a highly desirable residential location**
- **Off street parking**
- **Three bedrooms**
- **Two bathrooms**
- **Renovated to an impeccable standard**
- **Rear vehicular access**
- **EPC Rating Band C**

### Council Tax

Spelthome Borough Council, Tax Band E being £2,948.95

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

Approximate Gross Internal Area = 127.00 sq m / 1367 sq ft  
 Garage = 12.00 sq m / 129 sq ft  
 Total = 139.00 sq m / 1496 sq ft  
 (Excluding Eaves Storage)



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.



Set within a quiet and highly desirable residential location, this beautifully remodelled three-bedroom detached chalet-style home has been renovated to an impeccable standard. Every detail has been carefully considered to enhance space and maintain a clean, minimalistic aesthetic, with everyday family comfort and convenience at the heart of the design. A substantial driveway provides ample parking for at least three vehicles and leads to the welcoming front entrance. The grand hallway immediately creates an impressive first impression, offering a fantastic space to greet guests while also providing flexibility for a home office area, complemented by bespoke built-in storage. Large porcelain tiles run seamlessly throughout the ground floor, reinforcing the contemporary feel. Positioned to the front of the property, the main sitting room is bright and airy, enjoying a wonderful sense of openness with sightlines through to the kitchen and dining area and beyond to the garden. It offers a cosy yet spacious setting to relax in front of the television with family, while still feeling connected to the heart of the home. The kitchen is a true focal point, boasting stunning granite worktops with slender granite splashbacks, space for a range cooker, a butler sink, and integrated dishwasher and fridge freezer. Beyond this, the formal dining room features patio doors opening directly onto the rear garden, creating an ideal setting for both everyday meals and entertaining. The ground floor further benefits from a third bedroom, complete with sleek, low-level bespoke cabinetry and adequate space for a single bed - perfect as a guest room, nursery or study. A stylish bathroom incorporates a walk-in shower and a fitted vanity unit housing the basin and WC, finished in keeping with the home's modern aesthetic. A separate utility room completes the ground floor, offering additional fitted units, space for white goods, an extra sink, and a patio door providing further access to the garden.

Upstairs, the first floor comprises two generous double bedrooms, both fitted with full-length wardrobes. The principal bedroom benefits from a beautifully appointed en-suite bathroom, featuring a roll-top bath and vanity unit with sink and mirror, adding a touch of classic elegance to the contemporary design. The rear garden has been thoughtfully landscaped, with a well-appointed patio area leading onto an artificial lawn - ideal for a child's play space - complete with a charming playhouse. Beyond the main garden area, the property continues to impress with a substantial tarmac section providing extensive additional outdoor storage and secure parking if required. The garage is accessible from this area, while large double gates ensure a high level of privacy and secure access, with driveway access continuing to the front of the home. A truly exceptional family residence, combining style, practicality and privacy in a prime residential setting.

