



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!



www.sjsmithestateagents.co.uk

Client Testimonials

“ We recently bought a property through SJ Smith in Ashford and had a great experience from start to finish. Robert and Simon were both excellent – always polite, helpful, and quick to respond to any enquiries. Communication was clear and consistent throughout, and we really appreciated that there was no pressure or pushy sales tactics, unlike with some other agents we dealt with. We felt genuinely supported during the process and would highly recommend their service based on our experience. ”

Tomasz Nowak

“ Amazing, Outstanding customer service! We have sold and purchased 3 properties now with SJ 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

“ Absolutely brilliant service from all the staff working in SJ 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 SJ 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



6 Station Approach
Ashford
Middlesex
TW15 2QN

t: 01784 243333
e: ashford@sjsmithestateagents.co.uk
www.sjsmithestateagents.co.uk



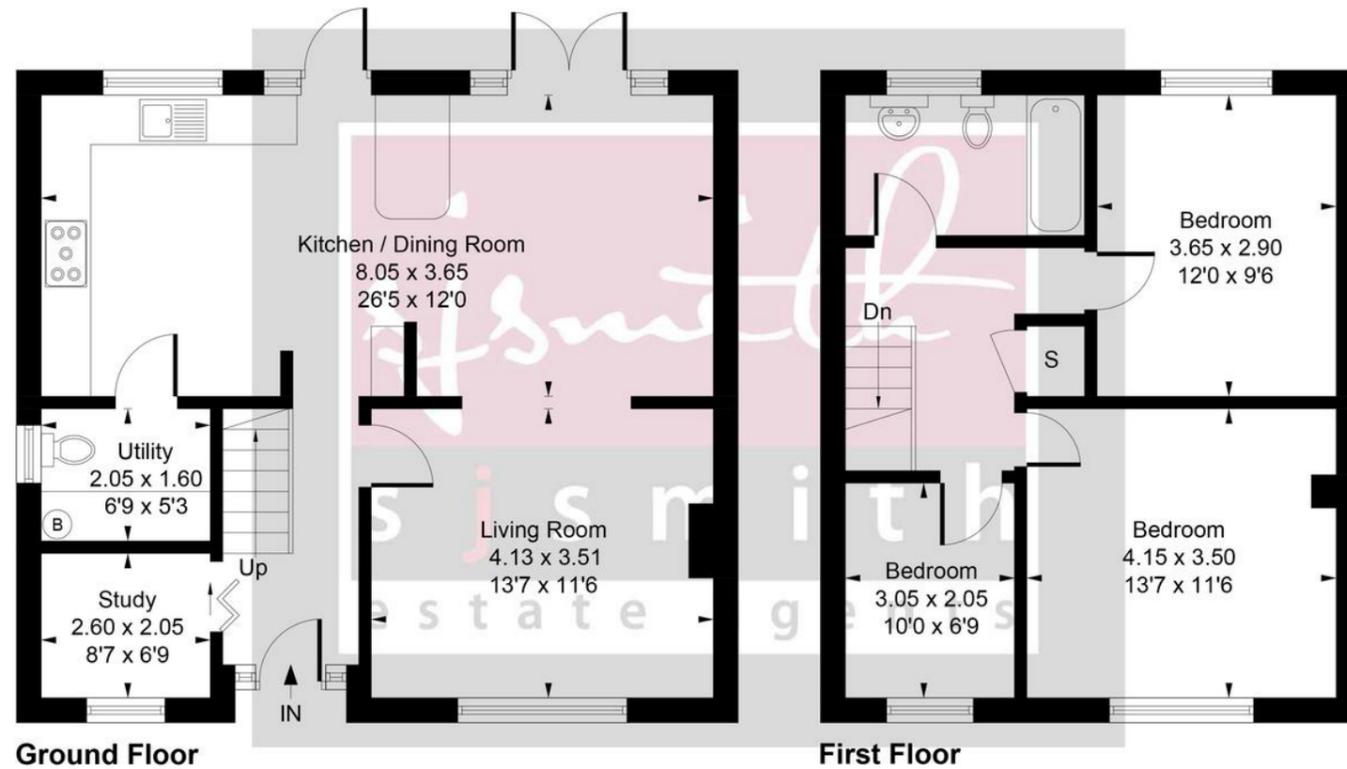
22 Meadow Road, Ashford, Surrey, TW15 1PL

Guide Price £550,000 - Freehold

Tucked away within this quiet residential road, offering convenient access to the amenities of Woodlands Parade and well-regarded local schools, is this extended three-bedroom semi-detached home. The property benefits from off-street parking, a ground floor W.C., utility room and a separate study, making it particularly well suited to modern family living. A sizeable entrance hallway provides a welcoming introduction to the home and offers access to the extended section of the property, currently utilised as a home office or study, with additional space for storage if required. The ground floor layout provides distinct living areas while still retaining a generous open-plan feel. To the front of the property is a comfortable sitting room centred around a feature fireplace, creating a cosy retreat away from the main entertaining space. To the rear, the home opens into an attractive kitchen and dining area which forms the heart of the house. This space is partially separated by a breakfast bar but otherwise offers an excellent sense of openness. The kitchen is fitted with a range of modern units and worktops, with space for appliances including a range cooker, while the dining area provides a pleasant setting for family meals and entertaining. A useful utility room is positioned off the kitchen, providing space for a washing machine and tumble dryer, along with a sink, worktops, the boiler and a convenient ground floor W.C. Natural light floods the ground floor thanks to two sets of patio doors and additional windows overlooking the rear garden, creating a bright and airy environment throughout the main living space. The first floor comprises two well-proportioned double bedrooms and a generous third bedroom. The family bathroom is well appointed and features a P-shaped bath with shower over, complemented by tiled walls and flooring. Externally, the rear garden has been designed for low maintenance and features an artificial lawn framed by a block-paved patio area. A garden shed provides useful storage, while the patio doors from the house create a seamless connection between indoor and outdoor living. The garden provides a pleasant and private setting, ideal for summer barbecues and outdoor relaxation.

- EXTENDED THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- QUIET RESIDENTIAL ROAD
- OFF-STREET PARKING
- UTILITY ROOM WITH GROUND FLOOR W.C.
- SEPARATE STUDY/HOME OFFICE
- SPACIOUS KITCHEN/DINING ROOM WITH BREAKFAST BAR
- EV CHARGING STATION
- EPC RATING BAND C

Approximate Gross Internal Area
100.70 sq m / 1084 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 purchase.



Council Tax

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

Tenure: Freehold

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.