12 Brownrigg Road, Ashford, TW15 2TL

£735,000 - Freehold



sjsmith
estate agents

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

"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

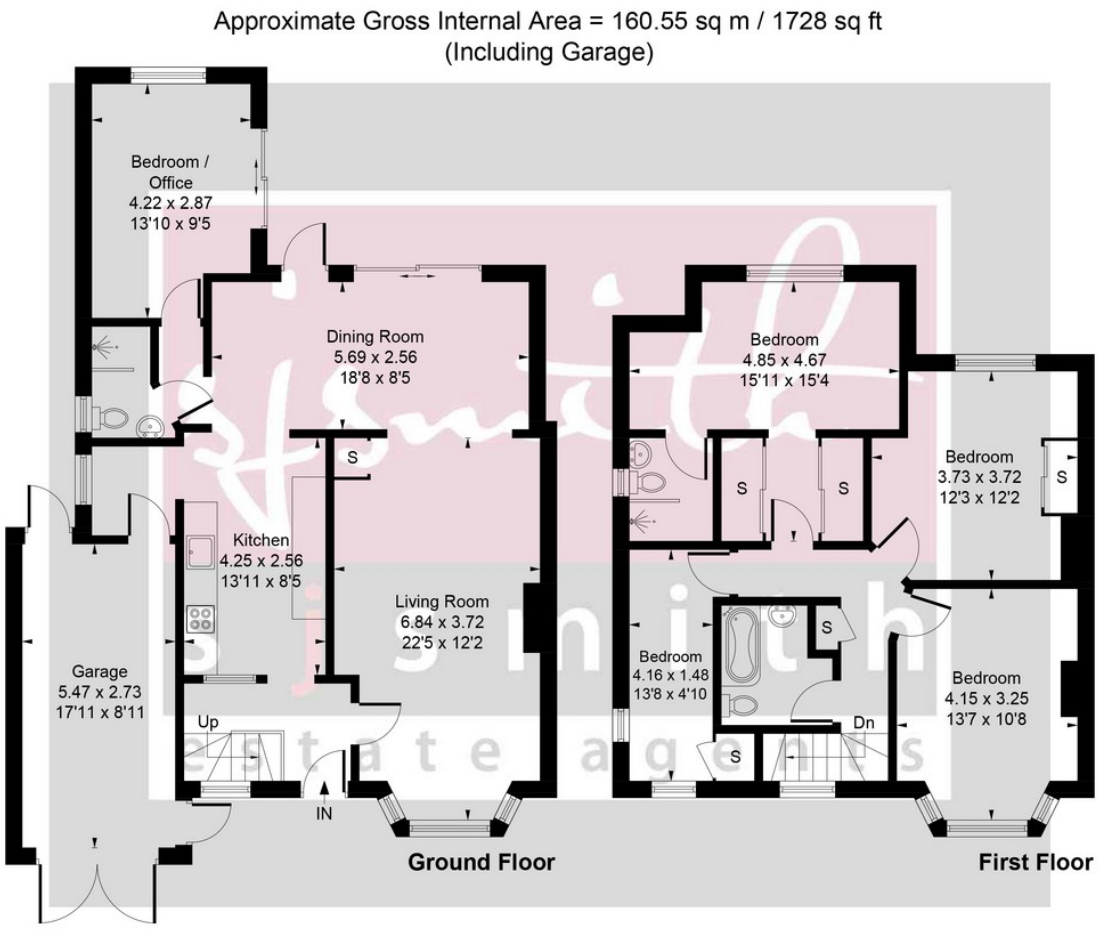
"We sold our house with SJ Smiths and they were incredible throughout. Their photographer did a fantastic job at capturing our home from some tricky angles. Then when our house went on sale, they were very responsive and communicative throughout the viewings process, giving us feedback after each viewing. 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

- **PREMIER ASHFORD ADDRESS**
- **FIVE BEDROOM VERSATILITY**
- **EXTENDED FAMILY ACCOMMODATION**
- **STUNNING PRINCIPAL BEDROOM SUITE**
- **MODERN FITTED KITCHEN**
- **GENEROUS LANDSCAPED REAR GARDEN**
- **AMPLE PARKING & GARAGE**
- **DIRECT TRAIN TO WATERLOO (38 MINS) & WINDSOR (20 MINS)**
- **WELL REGARDED SCHOOLS NEARBY**
- **EPC RATING BAND C**



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 F being £3,649.38 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

Occupying a premier Ashford address, just a stone's throw from the amenities of Ashford High Street, well regarded local schools and the mainline railway station, this substantial and much-loved family home has been enjoyed by the current owners for some 30 years and thoughtfully extended over time to create an exceptionally versatile home with a wonderful sense of space and flow. The accommodation is arranged over two floors and offers a lovely balance of open-plan living and more flexible spaces to suit modern family life. The ground floor comprises a welcoming entrance hall, spacious living room and separate dining area, both enjoying a natural connection with one another, creating an ideal setting for everyday family life and entertaining. The modern fitted kitchen is well appointed with an extensive range of eye and base-level units, granite work surfaces and a gas hob. A useful utility area is positioned just off the kitchen, providing additional practicality and access through to the garage. One particularly appealing feature is the additional ground floor room, currently utilised as a guest bedroom, which is complemented by a separate ground floor shower room, offering a degree of independence for visiting family and guests. Equally, this would make an excellent home office, playroom or additional reception space, with pleasant views across the rear garden. To the first floor are four bedrooms, comprising two generous doubles and a fourth single bedroom, together with an impressive principal bedroom suite. The principal bedroom comfortably accommodates a super king-size bed and benefits from a dedicated dressing area and en-suite facilities. The remaining bedrooms are served by a family bathroom. Externally, the rear garden is a real highlight, offering a generous and well-maintained outdoor space with a large central lawn, paved pathways and attractive seating areas. A covered pergola creates a lovely sheltered spot for outdoor dining and entertaining, whilst the established planting, mature tree and ornamental pond add further character and interest. The garden is enclosed by fencing, providing a good degree of privacy and making it an ideal space for families to enjoy throughout the year. To the front, the property benefits from ample off-street parking and an integral garage, providing excellent storage and further practicality. A wonderfully versatile and generously proportioned family home, combining space, flexibility and a superb location within easy reach of Ashford's shops, amenities and transport links.









