

## Client Testimonials

“

Amazing, Outstanding customer service! We have sold and purchased 3 properties now with 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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### About Us



2 Anglesey Close, Ashford, TW15 2JQ

£625,000 Freehold

Alekhya Jarathi

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.

“

much guys.

Holly

“

reassurance they've provided us with along the journey.

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

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involved! Top Work!!!

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- Desirable residential road
- Three bedrooms
- Off street parking
- Integral garage
- Landscaped rear garden
- Ground floor W.C
- Shower & Bathroom
- EPC Rating Band TBC

## Council Tax

Spelthorne Borough Council, Tax Band F being £3,485.13

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

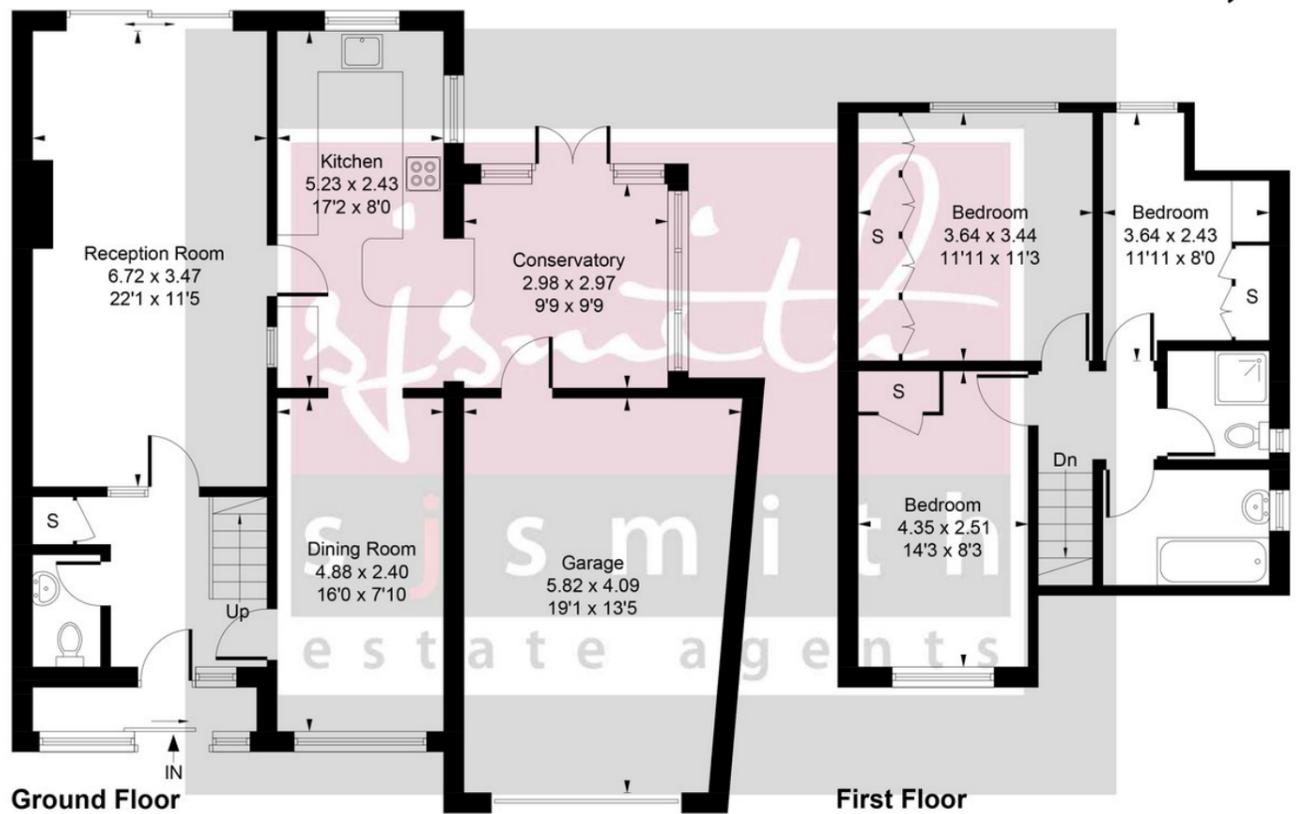
Set within this sought-after residential location, and coming to the market for the first time since new, is this beautifully presented and thoughtfully extended three-bedroom family home. Offering off street parking, a garage, a manicured rear garden and a charming dining room extension, the property is ideally positioned just moments from the amenities of Ashford High Street. An inviting entrance hallway immediately sets the tone for this attractive home, creating a wonderful sense of space and natural light while providing access to the main reception room, dining room and ground floor cloakroom. The newly appointed W.C. is stylishly finished, comprising a wash hand basin, low level toilet and contemporary tiling. The main reception room measures an impressive 22 feet in length and is flooded with natural light. Sliding patio doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living. Glass-panelled internal windows and doors further enhance the sense of openness across the ground floor, allowing light to travel beautifully throughout the space.

The kitchen has been thoughtfully designed with a sleek range of white cabinetry, complemented by contrasting black granite work surfaces and matching upstands, creating a crisp and contemporary finish. A central island provides additional preparation space and serves as a practical breakfast bar for informal dining. Integrated appliances and a stainless steel extractor hood maintain the streamlined aesthetic, while recessed ceiling lighting and tiled flooring complete the modern presentation. Flowing seamlessly from the kitchen is the charming sun room extension, a standout feature of the home. Framed by an attractive arched opening, this impressive space enjoys a vaulted glass ceiling and wraparound windows, allowing an abundance of natural light to pour in while offering delightful views across the garden. French doors provide direct access onto the patio, making this an ideal setting for entertaining or everyday family living.

The garage is conveniently positioned directly off this area, offering easy access and valuable additional storage or secure parking. The first floor comprises two generous double bedrooms, one benefitting from full-length fitted wardrobes. There is a newly appointed separate W.C., a modern shower room, and a white fitted family bathroom suite. Bedroom three completes the accommodation and includes fitted bedroom furnishings, making it ideal as a child's bedroom, nursery or home office.

The rear garden has been landscaped and meticulously maintained, providing a private and attractive outdoor retreat. A spacious paved patio adjoins the property, creating the perfect setting for outdoor dining and summer entertaining. Beyond this, a well-kept lawn extends towards the rear boundary, bordered by established planting, potted shrubs and mature trees that add colour and privacy. Timber panel fencing encloses the garden, and a garden shed positioned to the rear provides additional storage. The overall effect is a beautifully balanced outdoor space, ideal for families and relaxed social gatherings.

Approximate Gross Internal Area = 141.54 sq m / 1524 sq ft  
(Including Garage)



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.

