

## 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.

”

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.

”

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.

”

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

Holly

Dani Atkinson

Mark Sheildrake



## 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](mailto:ashford@sjsmithestateagents.co.uk)

[www.sjsmithestateagents.co.uk](http://www.sjsmithestateagents.co.uk)



1 Fontmell Close, Ashford, TW15 2NR

£825,000 Freehold

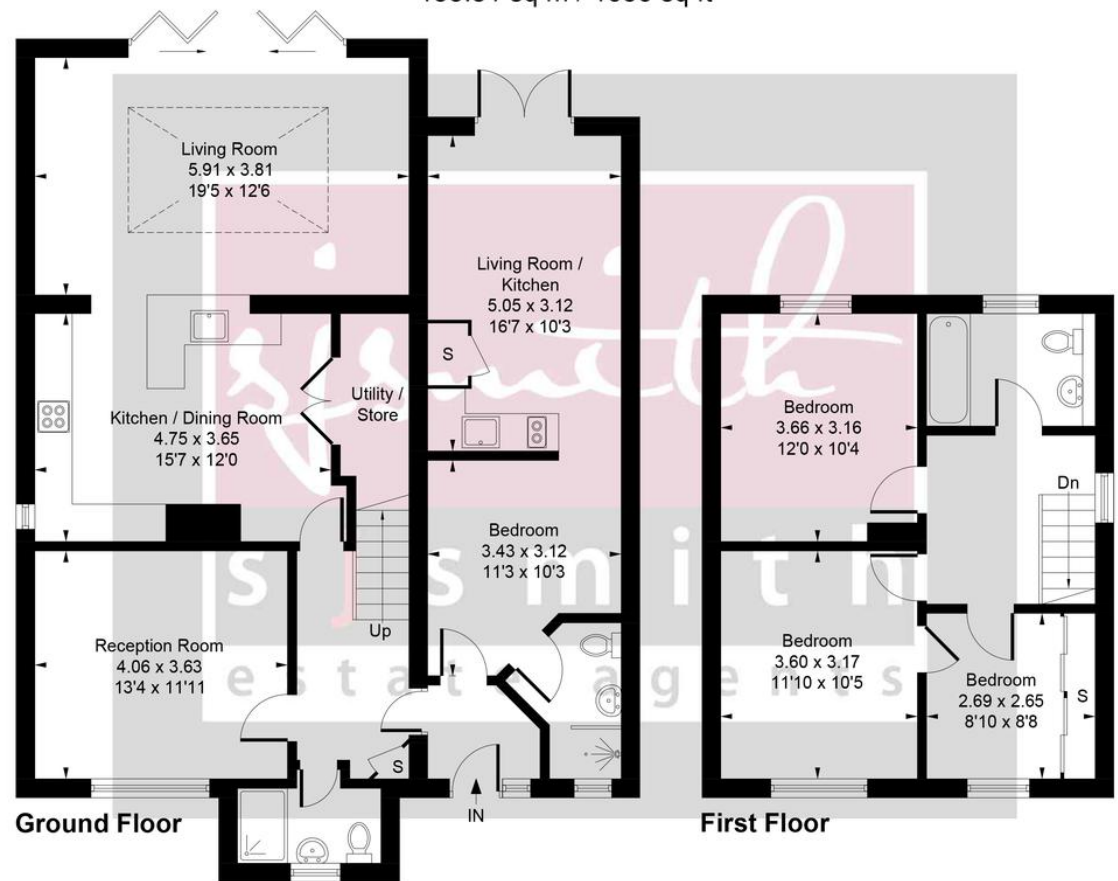
- Sought after residential area
- Four bedrooms
- Off street parking
- Three bathrooms
- Stunning rear garden
- Ground floor W.C/shower room
- Beautiful kitchen dining room with bifolds
- EPC Rating Band C

### Council Tax

Spelthorne Borough Council, Tax Band F being £3,649.30

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  
153.31 sq m / 1650 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.



Located on a highly desirable residential road, this beautifully presented and thoughtfully extended four bedroom detached home is offered in immaculate condition throughout. Boasting off-street parking, three bathrooms, a stunning kitchen-diner, and a truly impressive landscaped rear garden, this property delivers both style and versatility for modern family living. An inviting entrance hallway sets the tone, providing access to a contemporary ground floor shower room/WC and leading through to the principal front reception room. Positioned away from the main living space, this cosy sitting room offers an ideal retreat perfect for relaxing, reading, or unwinding in front of the television.

To the rear of the property, the home opens up into a spectacular dining and entertaining space, enhanced by a vaulted ceiling with a striking skylight lantern that floods the room with natural light. Expansive bi-fold doors create a seamless transition between indoor and outdoor living, reinforcing the sense of openness and flow. The adjoining kitchen is well-appointed with a range of fitted units and generous worktop space, with an L-shaped layout subtly defining the cooking and dining areas while maintaining a sociable atmosphere. A key feature of the ground floor is the additional self-contained living accommodation, comprising its own living and sleeping areas, kitchenette with space for appliances, and a separate shower room. This flexible space is perfectly suited for multi-generational living, guests, or independent use by a young adult. Upstairs, the first floor offers well-balanced accommodation with two spacious double bedrooms, both benefiting from fitted wardrobes, alongside a generous single bedroom, also with built-in storage. A modern family bathroom completes this level, featuring a vanity unit, bath, and overhead shower.

The rear garden is a standout feature of the home and has been carefully landscaped to create a private and functional outdoor haven. A large, well-maintained lawn is framed by mature planting and established trees, offering both privacy and a lush green outlook. A stylish decked seating area in the provides an ideal space for outdoor dining and relaxation, while a paved terrace extends towards the rear. A superbly designed outdoor entertaining zone, complete with a covered structure housing a built-in pizza oven and BBQ area perfect for hosting gatherings year-round. Adjacent to this is a substantial garden outbuilding, currently arranged as a bar or leisure space, adding a unique and highly desirable social element to the garden. The combination of these features creates a versatile outdoor environment that caters equally well to entertaining and everyday family enjoyment. In summary, this exceptional home combines high-quality internal finishes with flexible living accommodation and an outstanding garden setup. With its tasteful extensions, self-contained annexe potential, and impressive indoor-outdoor flow, it represents an ideal long-term family residence in a sought-after location.

