



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 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 Sheldrake

“

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



41 Convent Road, Ashford, TW15 2HJ

Offers Over £585,000 Freehold

- Semi detached family home
- Four bedrooms
- Two receptions
- Ground floor W.C
- Utility room
- Off street parking
- Close to local amenities
- Excellent transport links
- EPC Rating Band D

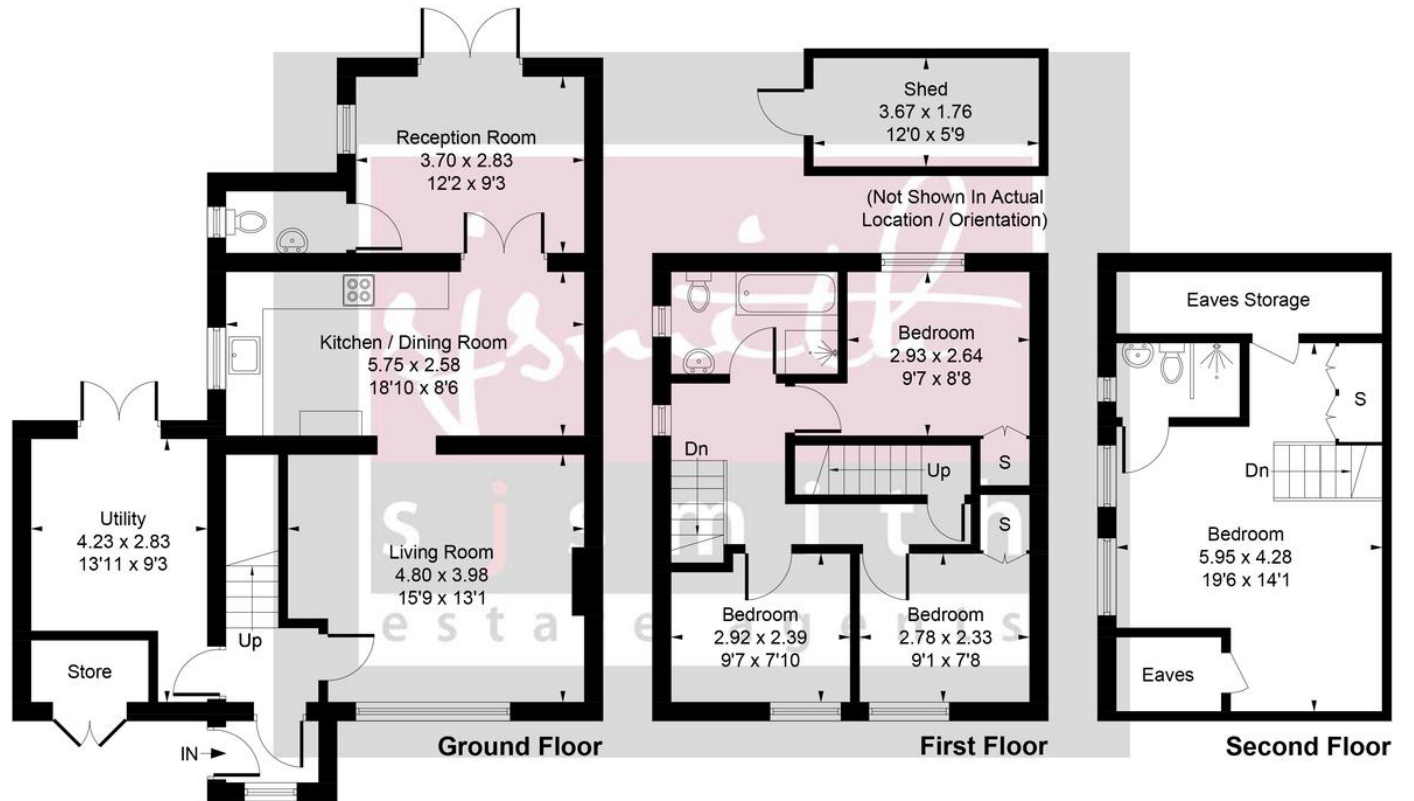
Council Tax

Spelthome Borough Council, Tax Band D being 2,412.95

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

Located just a short distance from Ashford High Street and its excellent range of amenities, this extended four-bedroom semi-detached home offers generous and versatile accommodation, including off-street parking, a ground floor cloakroom, separate utility room, two reception rooms and two bathrooms. The entrance hallway provides access to the converted garage, now utilised as a practical utility and storage room, which in turn opens directly onto the garden. Opposite, the main reception room is particularly generous in size, filled with natural light and centred around a charming fireplace, creating a welcoming focal point. The kitchen is fitted with a range of modern units and worktops, integrated appliances and a range cooker. This spacious room comfortably accommodates a dining table, making it ideal for everyday family living and entertaining alike. To the rear of the ground floor is a W.C. and an additional reception room with French doors opening directly onto the garden, further enhancing the sense of space and connection to the outdoors. The first floor comprises two well-proportioned double bedrooms, a modern four-piece family bathroom suite and a third single bedroom. Stairs rise to the top floor principal suite. Carefully extended, this impressive space offers a generous double bedroom currently accommodating a super king-size bed and additional furnishings, alongside a newly appointed en-suite shower room. Externally, the rear garden is a real highlight. A substantial decked terrace provides an excellent seating and entertaining area, ideal for summer gatherings. The remainder is laid to lawn, bordered by mature hedging and planting which offers a good degree of privacy. A further covered pergola seating area to the rear adds versatility and charm, creating multiple areas to relax and enjoy the space. Overall, the garden is well-balanced, low maintenance and perfectly suited to both family use and entertaining.

Approximate Gross Internal Area (Excluding Eaves Storage)
 134.20 sq m / 1445 sq ft
 Shed = 6.38 sq m / 69 sq ft
 Total = 140.58 sq m / 1514 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.

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.

