

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.

"

Holly

much guys.

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 SJ Smiths and couldn't recommend them more. Thanks so

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Dani Atkinson

reassurance they've provided us with along the journey.

We have been greatly appreciative of all the updates during the process and the constant reassurance provided by our house processes. Couldn't fault anyone, they were a productive, helpful and friendly estate agents. Absolutely brilliant service from all the staff working in SJ Smith Ashford that supported us during

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Mark Sheldrake

Involved! Top Work!!!

to all wanting to sell or let their properties in the Ashford, Surrey or surrounding areas. Well done all past 12 years! This experience was however the best one to date! Would recommend this company amazing, Outstanding customer service! We have sold and purchased 3 properties now with SJ

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Client Testimonials



Let's stay in touch! newest properties!

Get tips, sneak peaks, and early access to our staff, whose dedication and expertise set us apart from competitors.

However, our greatest asset is our exceptional service possible. To deliver the very best cutting-edge technology to estate practices with and, we blend proven real estate practices with estate agency in our area of operations. Our aim is to establish SJ Smith as the premier

service and client care not readily available in our local market. SJ Smith Estate Agents was founded with a singular goal – to provide an unparalleled level of service and client care not readily available in



About Us

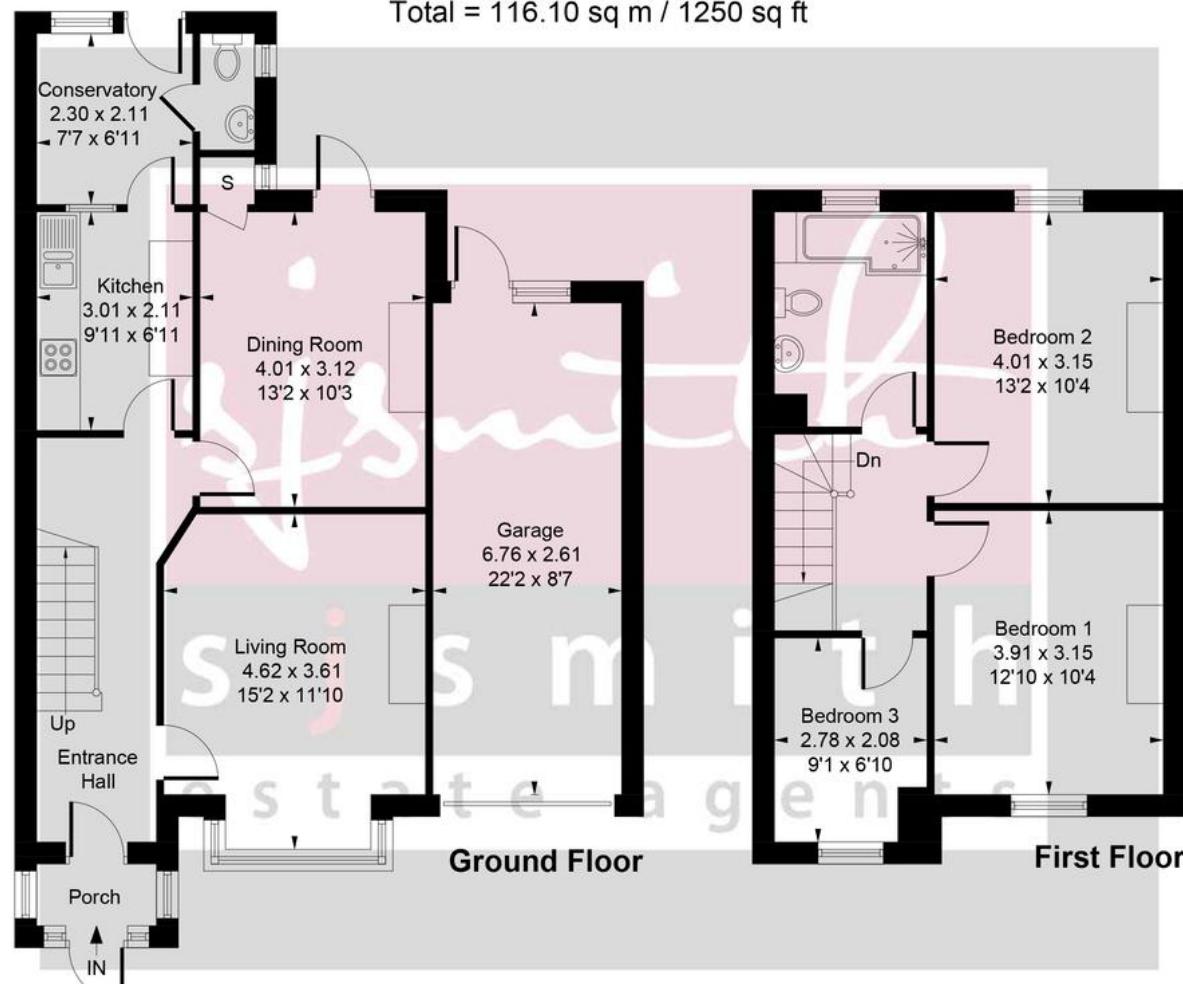
- NO ONWARD CHAIN
- HALLS ADJOINING CHARACTER HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF STREET PARKING
- GARAGE
- SHORT DISTANCE TO ASHFORD TRAIN STATION
- EPC RATING BAND D



Approximate Gross Internal Area = 98.14 sq m / 1057 sq ft

Garage = 17.96 sq m / 193 sq ft

Total = 116.10 sq m / 1250 sq ft



Council Tax

Spelthorne Borough Council, Tax Band E being £2,948.95 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

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.

Situated on a highly sought-after road in the heart of central Ashford, this attractive three-bedroom halls-adjoining semi-detached character home offers the rare advantage of off-street parking and a garage, just a stone's throw from the High Street and only minutes from the mainline train station. Having been partly modernised, the property presents an excellent opportunity to build upon the current owners' thoughtful improvements to the kitchen and bathroom, while still retaining much of the charm and character synonymous with homes of this era.

The ground floor opens into a welcoming entrance hallway, setting the tone for the accommodation beyond. There are two well-proportioned reception rooms, ideal for separate sitting and dining areas, providing flexibility for modern family living and entertaining. The kitchen has been upgraded with a range of contemporary worktops and fitted units, offering ample storage and space for appliances. Completing the ground floor is a convenient W.C. and a useful additional room, currently arranged as a utility space but equally suited as a home office depending on individual requirements. To the first floor are two generous double bedrooms, both offering excellent proportions, alongside a traditional third bedroom ideal as a nursery, study or single room. The bathroom, as shown, is appointed with a well-presented white suite comprising a pedestal wash hand basin, low-level W.C. and a panel-enclosed bath with glazed shower screen and rainfall-style shower above. The space is enhanced by contemporary white tiling, a heated towel rail and a stylish tiled floor, creating a bright and modern finish.

Externally, the rear garden enjoys a separate patio area ideal for outdoor dining, leading onto a mature lawn bordered by established planting. The property further benefits from one off-street parking space and a garage a rare and valuable feature in this central location. Offered to the market with no onward chain, this home presents an exceptional opportunity for buyers seeking character, convenience and scope to personalise in a prime Ashford setting.

