



Mr D Ginger – 5*
Would thoroughly recommend! Chad and the team have kept us well informed all the way through the process, even during the difficult lockdown period and have made all parts of the journey as stress free as possible.

Mr S Dymo – 5*
Chad at smiths was very very good. Great communication. Very helpful, would like to thank Chad and Nicola for all their help. Done a great job. Would definitely recommend smiths.

Mr K Ziolkowski – 5*
Hello everyone. I just sold my property with S.J. Smith and I'm really happy with my decision. They are very professional. Special thanks to Mr Robert who has done professional valuation of the property, professional photos and professional advice. Special thanks for Mr Chad who has been with me through the whole process of selling. He always been available (even when days off), very active in communication with other involved parties. I can honestly recommend S.J Smith as a really professional team.

Mr M Muggeridge – 5*
I was extremely happy with the service I received from the beginning; with Louis and Chad who looked after the negotiation and sale of the property, right through to the completion of the sale with Nicola. Nicola was incredibly efficient with all the paperwork which needed completing and continued to keep me updated and in the loop throughout the process. She was helpful and offered exceptional customer service. I would not hesitate to recommend this

Mr D Tomlinson – 5*
The staff at S.J Smith were great and made the moving process go as smoothly as possible. A big thank you.

Mr J – 5*
There is a reason why you see so many S.J Smith sale boards around Sunbury, Ashford and Staines compared to the other companies! As first time buyers we had no idea what to expect but from start to finish the service we received from them was exceptional. Louis showed us around the property and was very professional. No hard sale and let us take our time also very knowledgeable answering my questions about the property and surrounding area. He and Chad helped secure the sale through negotiating and agreeing a price. Nicola was an absolute god send during the process and helped keep us sane throughout. Quick to respond to our queries and persistent with keeping things moving. We are now settled in our new home and forever grateful to S.J Smith for their efforts in making it happen!

Mr J O'Shea – 5 *
Very good professional service. Very responsive and pro-active in getting the purchase completed. Would recommend their services.

Mrs A J Tyler – 5*
Great service from start to finish. Lovely friendly service from Louis and Rob and exceptional after sales service from Nicola. Highly recommended.

Mrs W Teverson – 5*
We originally signed up with Purple Bricks (purely cost saving) but Chad tempted us to give S.J Smith an opportunity – and I admit it is a different service to that of an online agency, you get what you pay for and they provided a professional service all the way through, we were delighted and would highly recommend this local agency to anyone buying or selling in the area.



6 Station Approach
Ashford
Middlesex
TW15 2QN



6b Ashford Crescent, Ashford, TW15 3ED

£485,000 - Freehold

Offered for sale, and located on the ever-popular Ashford Crescent, this rarely found three double bedroom extended family home benefits from an allocated parking space and a separate garage located to the rear. Situated just a short distance from Ashford Station and the amenities of the High Street, the property is well presented throughout, with generous bedroom proportions and has been beautifully maintained by the current owner. Upon entering, the hallway provides ample space for coat and shoe storage before leading through to the main accommodation. The kitchen is well appointed, featuring a range of fitted units and worktops with space for integrated appliances, including an oven, washing machine, and dishwasher. A tiled splashback with an attractive brickwork pattern complements the modern finish. The main reception room extends to nearly 19 feet in length and offers clearly defined sitting and dining areas. Sliding patio doors provide access to the rear garden while allowing pleasant views and an abundance of natural light to fill the space. The first floor comprises a modern family bathroom, fitted with white sanitary ware and finished with stylish grey tiling, creating a contemporary and impressive space. Also on this level are two well-proportioned double bedrooms, which are almost identical in size and offer ample room for double beds and additional bedroom furniture. A further staircase leads to the third and final double bedroom, which enjoys far-reaching views across the chimney pots of the surrounding roads. This impressive room benefits from eaves storage and provides space for a home working area, while still comfortably accommodating a double bed. Externally, the rear garden leads to the property's garage and allocated parking space, completing this excellent family home.

- MID TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- ALLOCATED PARKING

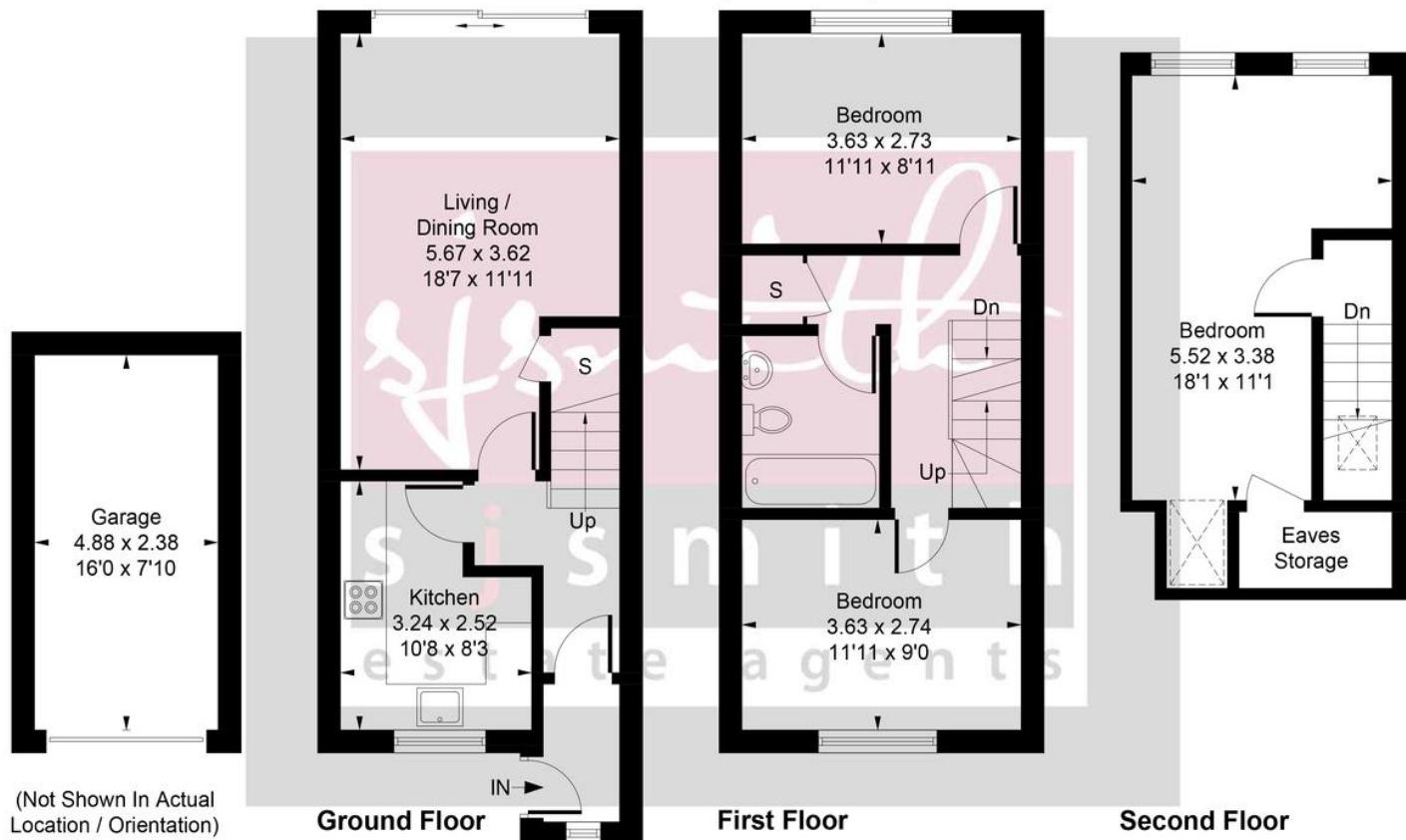
- GARAGE
- EXCELLENT TRANSPORT LINKS
- EPC RATING BAND TBC

Approximate Gross Internal Area (Excluding Eaves Storage)

88.14 sq m / 949 sq ft

Garage = 11.97 sq m / 129 sq ft

Total = 100.11 sq m / 1078 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 purchaser.



Council Tax

Spelthorne Borough Council, Tax Band D being £2,412.78 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

Tenure: Freehold

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 furnishings 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.