



## 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)

## 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



59 Stanley Road, Ashford, TW15 2LP

£625,000 Freehold

- **Extended and beautifully modernised three-bedroom semi-detached home**
- **Central Ashford location just moments from the High Street**
- **Approximately 0.4 miles to Ashford mainline station**
- **Bay-fronted sitting room with decorative fireplace**
- **Stunning 25 ft open-plan kitchen/dining room with bi-fold doors to the garden**
- **Utility room, ground floor W.C. and access to the garage**
- **Luxury family bathroom with freestanding bath and separate shower**
- **EPC Rating Band C**

## Council Tax

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

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

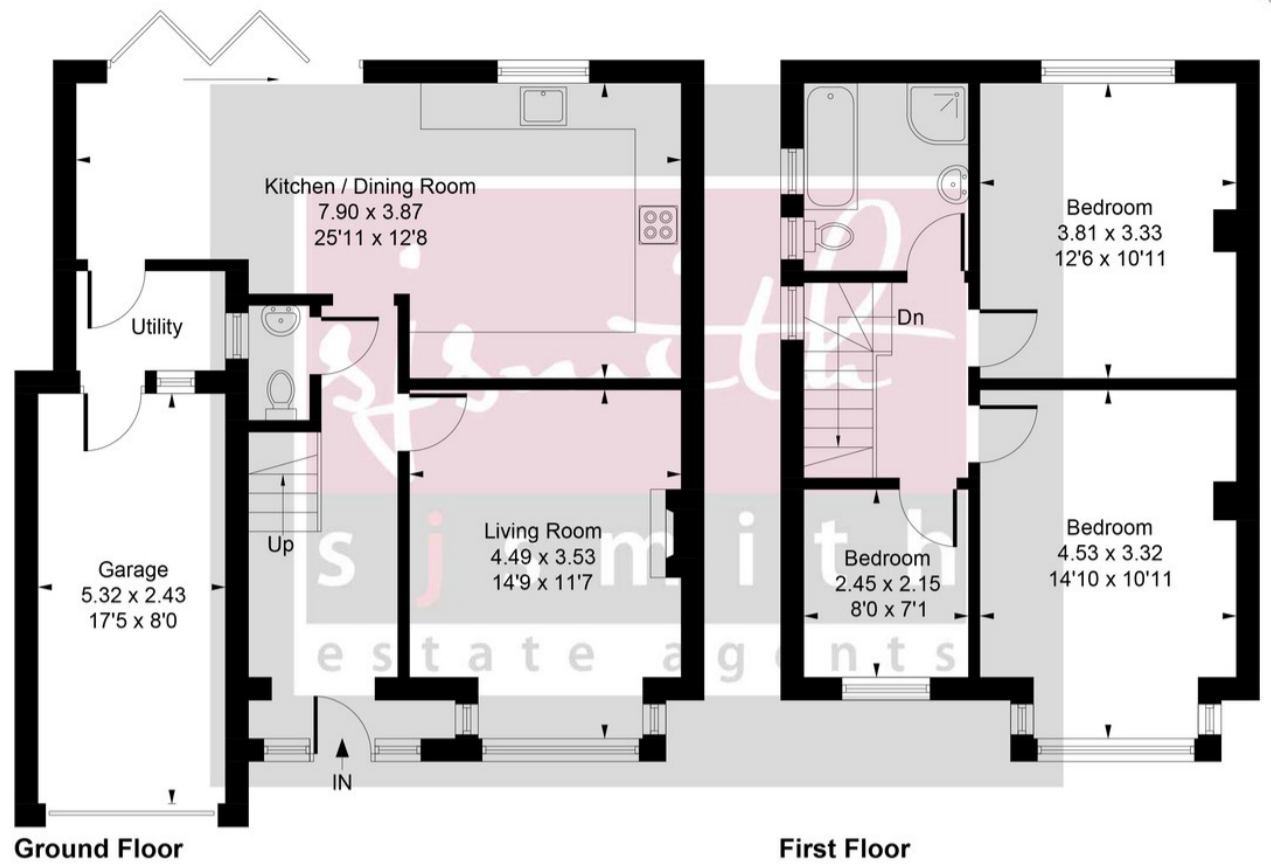
Located on this desirable road in central Ashford, just moments from the High Street and approximately 0.4 miles from the mainline train station, this charming three-bedroom semi-detached house has been carefully extended and comprehensively modernised. The home successfully retains the character typical of properties of its era while incorporating stylish modern décor, a stunning kitchen and an impressive contemporary bathroom. A sizeable entrance hallway creates an inviting first impression and sets the tone for the warm and welcoming feel found throughout the home. The main reception room is bay-fronted and features an attractive decorative fireplace with a tiled surround, creating a pleasant focal point within the room.

Generous in size, the sitting room offers excellent depth, making it an ideal space for relaxing with family. A convenient ground floor W.C. is positioned beneath the stairs off the hallway. The rear of the home delivers a real "wow factor", having been extended to create a superb open-plan kitchen and dining space spanning approximately 25 feet in length.

The kitchen itself is beautifully appointed with sleek handleless cabinetry, integrated appliances and extensive worktop space arranged in an efficient L-shaped layout. A large window above the sink allows natural light to flood the room while offering pleasant views of the garden, and recessed ceiling lighting enhances the modern finish. The dining area occupies the opposite side of this impressive room and provides ample space for a large table and entertaining. Bi-fold doors open directly onto the patio, creating a seamless transition between indoor and outdoor living. A tidy utility room, with access to the garage, completes the ground floor accommodation.

Upstairs, the first floor comprises two generous double bedrooms, a good-sized third bedroom and a beautifully finished family bathroom. The bathroom has been fitted to a high specification and features a freestanding bath, a curved glass shower enclosure, contemporary vanity unit and large-format marble-effect tiling, creating a luxurious and elegant feel. The rear garden extends to approximately 70 feet in length and has been thoughtfully landscaped. Two separate patio areas are positioned to capture the sun at different times of the day, one directly beyond the kitchen and another toward the rear of the garden, both ideal for outdoor seating or al fresco dining. A well-established lawn and mature shrub borders complete this attractive and well-maintained outdoor space.

Approximate Gross Internal Area = 118.04 sq m / 1271 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.

