



## 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 Sheildrake

”

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



31 Chestnut Road, Ashford, TW15 1DD

£599,950 Freehold

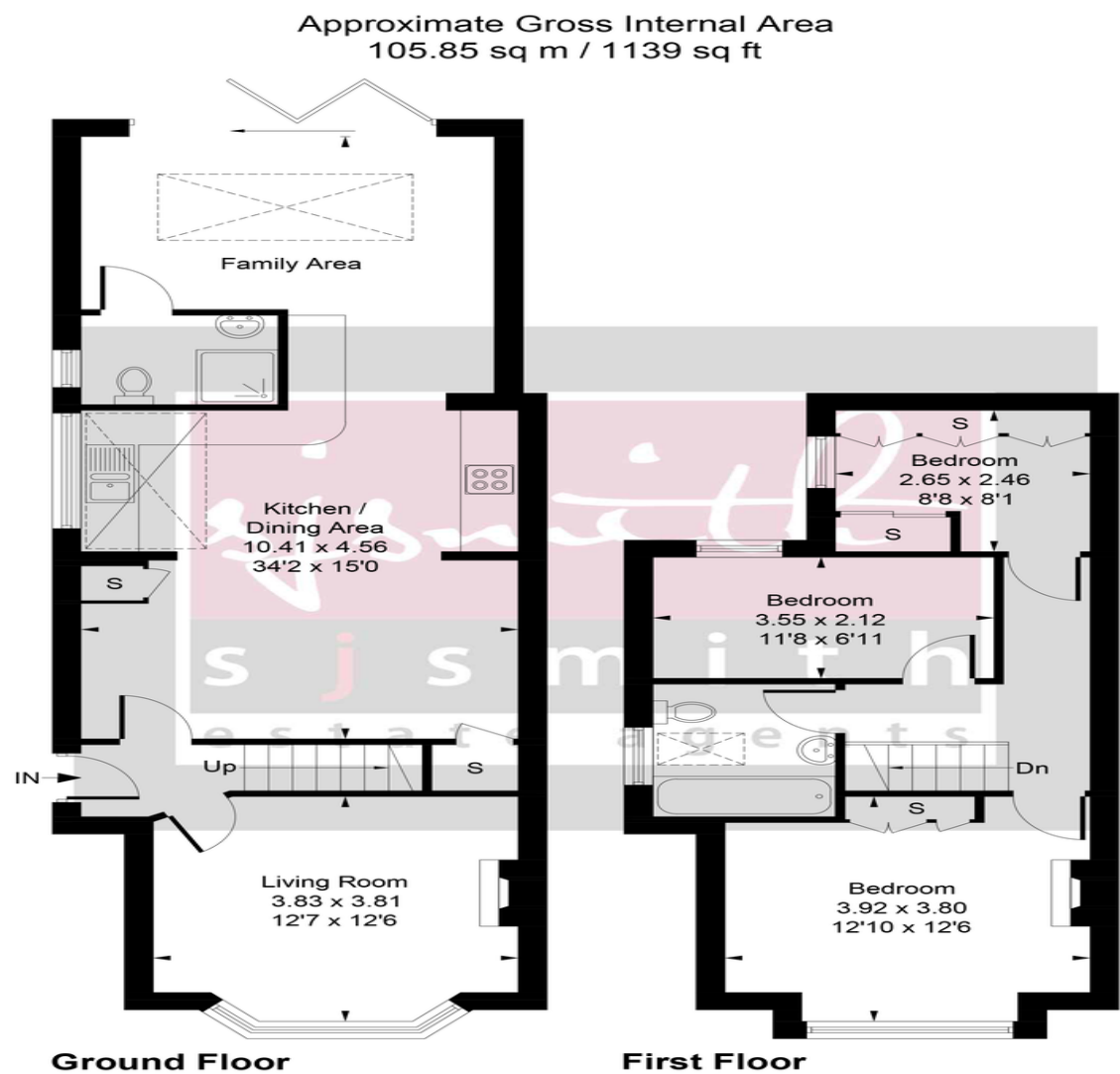
- Semi detached family home
- Three bedrooms
- Two bathrooms
- Extended to the rear
- Stunning kitchen
- Low maintenance garden
- Off street parking
- EPC rating band TBC

## Council Tax

Spelthorne Borough Council, Tax Band D being £2,526.49 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 residential road, with far-reaching views of Clockhouse Park, is this stunning three-bedroom semi-detached character home, offering a wealth of charm alongside a refined modern aesthetic. The property benefits from off-street parking and a low-maintenance garden, and has been thoughtfully modernised throughout while carefully retaining the period features expected of a home of this age. The bay-fronted reception room provides an intimate and versatile space, centred around a feature fireplace and complemented by bespoke cabinetry. With ample room for a desk, this room lends itself perfectly to both cosy evenings and home working, enhanced by its warm proportions and characterful detailing. The rear of the ground floor is a true show piece, boasting underfloor heating throughout the whole ground floor and an impressive sense of volume and light. This expansive open-plan kitchen and living space is flooded with natural light from large skylights and rear glazing, creating a bright yet welcoming atmosphere. The elegant shaker-style kitchen is beautifully finished with solid wood worktops, a classic butler sink, and integrated appliances, all framed by thoughtfully designed cabinetry offering excellent storage. The generous layout provides defined yet flowing zones for cooking, dining, and relaxing, making it ideally suited to modern family life and entertaining alike.

To the rear, a further lounge sits beneath a striking skylight, creating a tranquil spot to unwind while maintaining a strong connection to the garden. This area also provides access to a newly appointed shower room and WC, adding both practicality and flexibility to the ground floor accommodation. The first floor comprises two spacious double bedrooms and a well-proportioned third bedroom, currently arranged as a walk-in wardrobe. The family bathroom has been stylishly remodelled to a high specification, featuring a contemporary suite including a walk-in rainfall shower with glass screen, a sleek vanity basin, and a low-level WC. Finished with neutral tiling throughout, the space feels calm and cohesive, while a skylight and additional window allow natural light to pour in, enhancing the airy and serene ambiance. Recessed shelving and quality fittings further elevate both the functionality and design. Externally, the rear garden offers a suntrap blocked-paved seating area, ideal for outdoor dining, with the remainder laid to low-maintenance artificial lawn, complemented by well-stocked planters and a garden shed. Both the first floor and garden enjoy attractive views towards Clockhouse Park, completing this highly desirable home.



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.

