



## 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

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## 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.

Alekya Jarathi



49 Warwick Road, Ashford, TW15 3PQ

£550,000 Freehold



- **Popular residential road**
- **End of terrace family home**
- **Three bedrooms**
- **Detached brick-built, self-contained studio**
- **Extended to the rear**
- **Close to local amenities**
- **Excellent transport links**
- **EPC Rating Band D**

## Council Tax

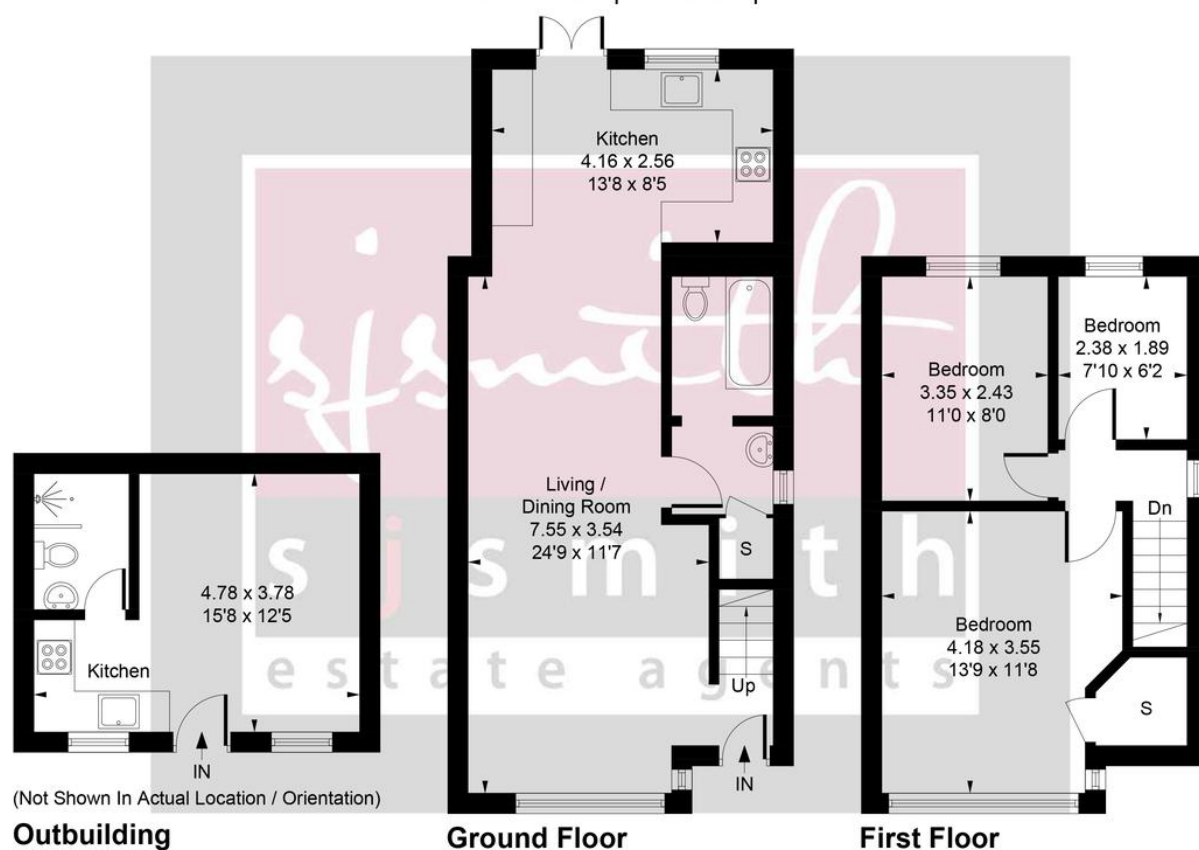
Spelthorne Borough Council, Tax Band D being £2,412.78

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

Set along this popular residential road, just moments from the amenities of Ashford High Street and the mainline train station, is this beautifully presented three-bedroom end-of-terrace home, further enhanced by a detached brick-built studio with council sign-off and a licence to let, offering a potential rental income of approximately £1,000 per calendar month. The ground floor has been thoughtfully extended to create a bright and airy through reception room, providing generous space for both sitting and dining areas, ideal for modern family living and entertaining. To the rear, a contemporary fitted kitchen spans the width of the property, offering a range of modern units, work surfaces and space for appliances, while enjoying a pleasant outlook over the rear garden. A well-appointed bathroom suite, complete with a shower positioned over the bath, completes the ground floor accommodation.

Upstairs, the first floor comprises two well-proportioned double bedrooms and a good-sized single bedroom, perfectly suited as a nursery, home office or third bedroom. Externally, the rear garden is predominantly laid to lawn with a patio border, ideal for outdoor dining, and benefits from useful side access, a notable advantage of the end-of-terrace position. To the rear of the garden sits a detached brick-built studio, providing fully self-contained accommodation. The studio incorporates its own fitted kitchen area with units and work surfaces, along with a separate shower room, making it entirely independent from the main house. This versatile space is perfectly suited for extended family stays, older children seeking independence, a dedicated home office, or as a rental unit capable of generating approximately £1,000 P.C.M. A fantastic family property with the rare advantage of income-generating potential, all within a highly convenient Ashford location.

Approximate Gross Internal Area = 79.31 sq m / 854 sq ft  
Outbuilding = 18.41 sq m / 198 sq ft  
Total = 97.72 sq m / 1052 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.

