



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!



www.sjsmithestateagents.co.uk

Client Testimonials

We recently bought a property through SJ Smith in Ashford and had a great experience from start to finish. Robert and Simon were both excellent – always polite, helpful, and quick to respond to any enquiries. Communication was clear and consistent throughout, and we really appreciated that there was no pressure or pushy sales tactics, unlike with some other agents we dealt with. We felt genuinely supported during the process and would highly recommend their service based on our experience.

Tomasz Nowak

Amazing, Outstanding customer service! We have sold and purchased 3 properties now with SJ 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 SJ 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 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 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.

Alekhyia Jarathi



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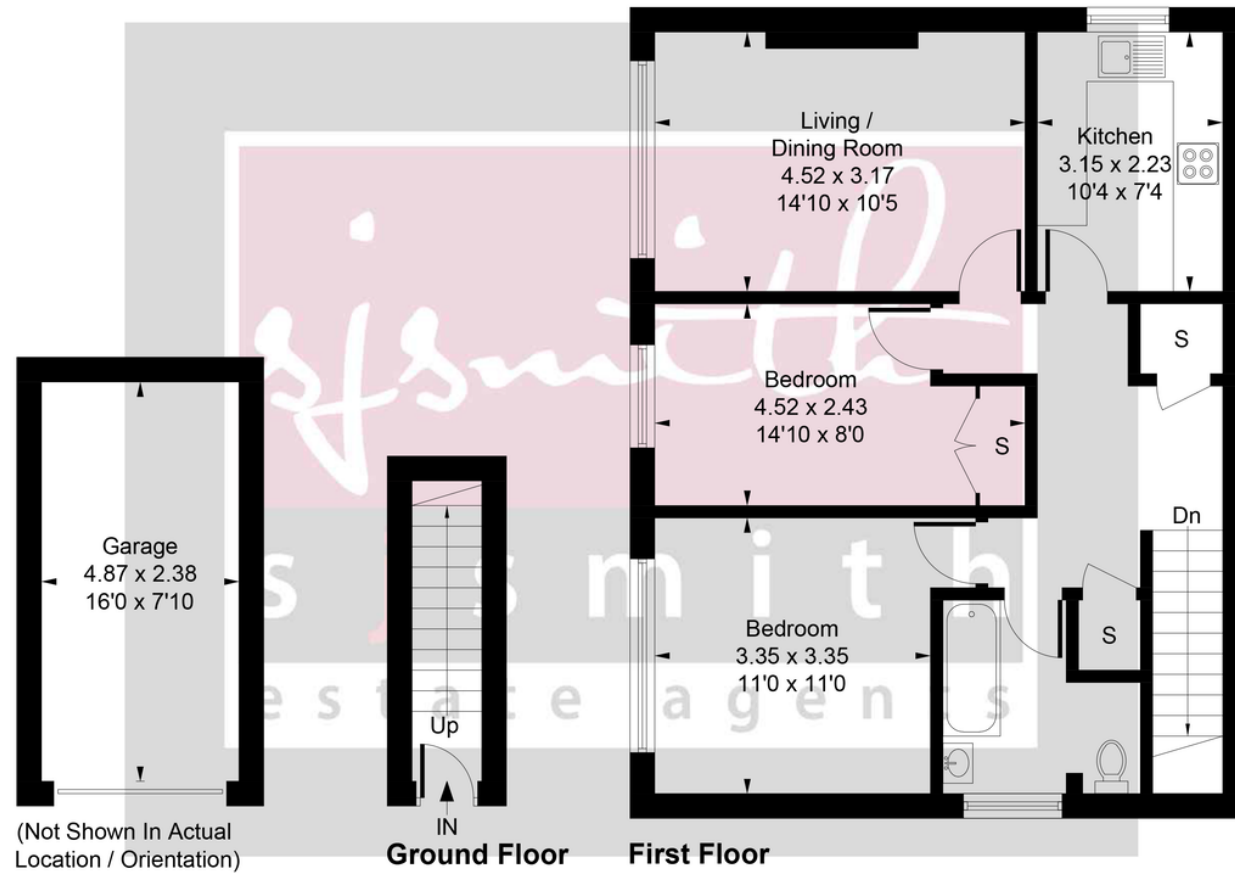
9C Reedsfield Road, Ashford , Surrey, TW15 2HE

£340,000 - Leasehold

A beautifully presented first floor maisonette offering two generous double bedrooms, a private rear garden and a garage, ideally positioned within easy reach of Ashford High Street, the mainline train station, Clockhouse Park and Hatton Cross. Having been tastefully updated by the current owners, the property also benefits from a modern appointed kitchen, a newly fitted bathroom suite, loft access and a long lease exceeding 140 years, making it an ideal first-time purchase, investment or home for those looking to downsize. The accommodation is accessed via its own private entrance, with stairs rising to a spacious first floor landing providing access to all principal rooms, two useful storage cupboards and loft access, offering excellent additional storage potential. Positioned to the rear of the property is a bright and spacious living/dining room overlooking the garden, providing ample space for both sitting and dining areas. Adjacent is a stylish, modern appointed kitchen fitted with an attractive range of shaker-style units, complemented with integrated appliances and excellent cupboard storage, creating a practical yet contemporary space. The property offers two generous double bedrooms, both providing ample space for a full range of bedroom furnishings. Completing the accommodation is a newly fitted bathroom suite, finished to a high standard with contemporary fittings and a clean, modern design. Externally, the property enjoys the rare advantage of a private rear garden, thoughtfully designed for ease of maintenance with a paved patio leading onto a generous shingled area, providing an ideal setting for outdoor dining, entertaining or simply relaxing throughout the year. To the rear of the garden is a private garage, offering secure parking or valuable additional storage. Further benefits include gas central heating, double glazing and a long lease exceeding 140 years. The property is conveniently situated within walking distance of Ashford High Street, offering a wide selection of shops, cafés and everyday amenities, together with Ashford's mainline train station providing direct services into London Waterloo. Clockhouse Park is also close by for those who enjoy green open spaces, whilst Hatton Cross, Heathrow Airport and the M25 are all easily accessible.

- FIRST FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- GARAGE IN A BLOCK
- NEWLY APPOINTED BATHROOM SUITE
- STUNNING MODERN KITCHEN
- EPC RATING BAND D

Approximate Gross Internal Area = 67.30 sq m / 724 sq ft
 Garage = 11.85 sq m / 128 sq ft
 Total = 79.15 sq m / 852 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.



Council Tax

Spelthorne Borough Council, Tax Band D being £2,245.77 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

Lease and service charge information, all to be confirmed via solicitors;

Tenure: Leasehold 142 years remaining on the lease

Service Charge: £0

Ground rent: £15.75 pa

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.