

Client Testimonials

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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

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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

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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

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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

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!



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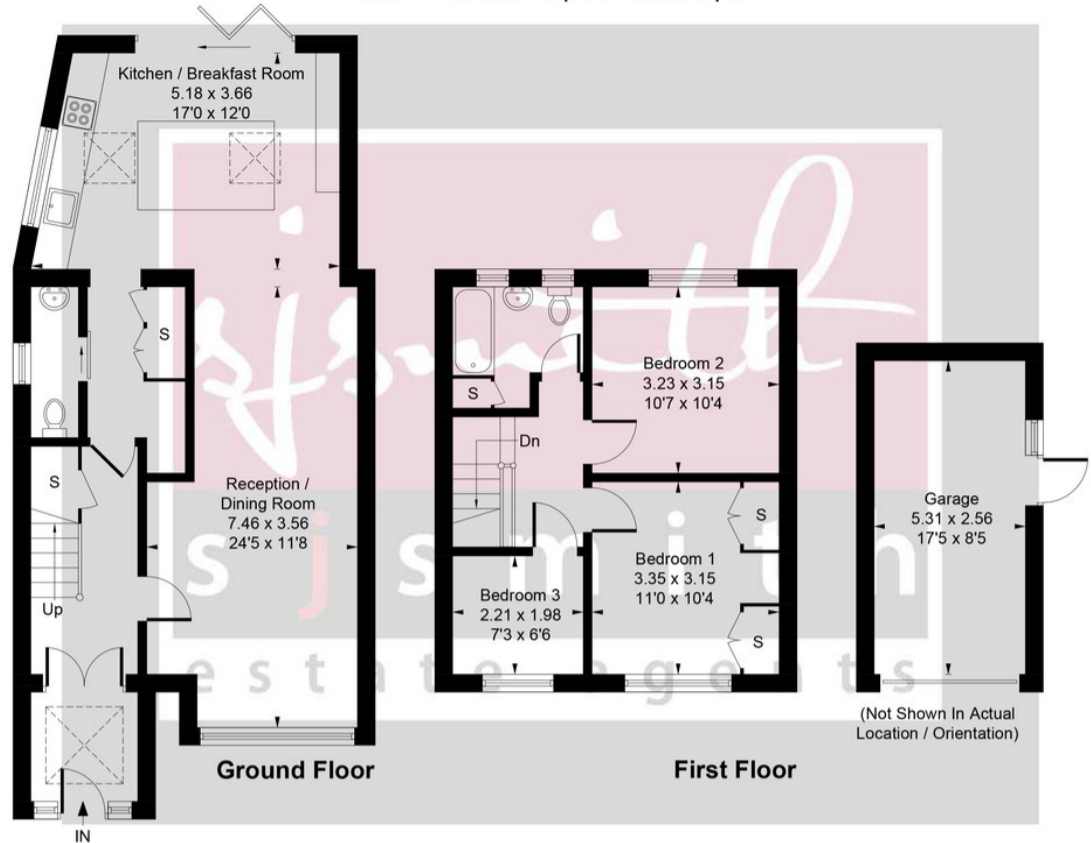


9 Lynegrove Avenue, Ashford, TW15 1EP

£585,000 Freehold

- Semi detached family home
- Stunning open – plan kitchen/breakfast room with island and skylight
- Bi-fold doors opening onto the garden
- Ground floor W.C.
- Thoughtfully extended
- Two double bedrooms and one single
- Ample storage
- Garage (approx. 17'5 x 8'5)
- Total area approx. 1,208 sq ft (including garage)
- EPC Rating Band C

Approximate Gross Internal Area = 98.31 sq m / 1058 sq ft
 Garage = 13.92 sq m / 150 sq ft
 Total = 112.23 sq m / 1208 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 E being £3,087.93 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



This well-proportioned and thoughtfully extended three bedroom semi-detached family home offers generous living space across two floors, making it an ideal choice for families seeking both comfort and practicality.

The ground floor features a spacious reception/dining room, providing an excellent area for both relaxing and entertaining. To the rear, the extended kitchen/breakfast room (over 17 ft wide) offers ample workspace and room for casual dining, with direct access to the garden-perfect for modern family living. A convenient downstairs W.C. and additional storage complete the ground floor.

Upstairs, the property comprises three bedrooms, including two well-sized doubles and a third bedroom ideal as a nursery, study, or home office. A family bathroom serves all rooms, with built-in storage enhancing functionality.

Externally, the property benefits from a private rear garden, ideal for outdoor enjoyment, along with a separate garage providing secure parking or additional storage. With approximately 1,058 sq ft of internal living space (over 1,200 sq ft including the garage), this home offers excellent proportions throughout.

