

Contact Details



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!

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.



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

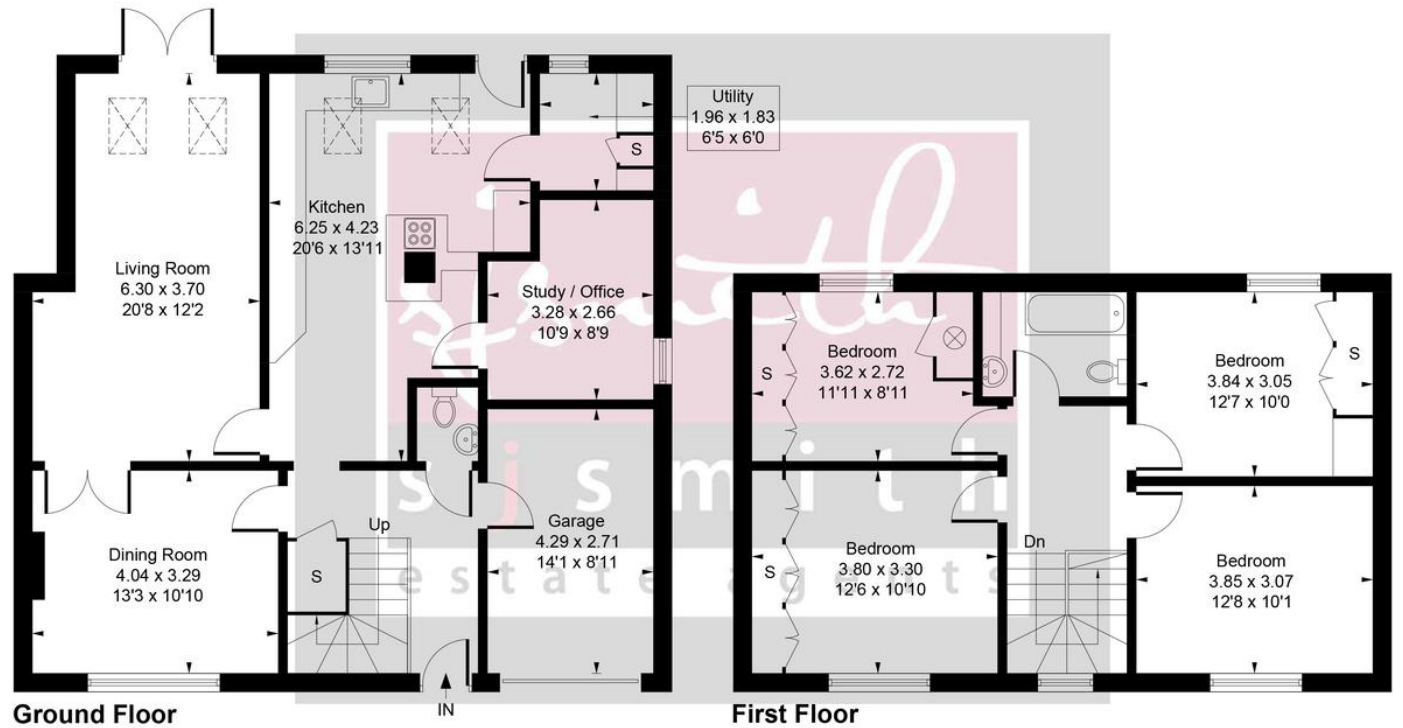


2 Convent Road, Ashford, TW15 2EW

£650,000 Freehold

- Semi detached family home
- Four double bedrooms
- Integral garage
- Extended kitchen
- Immaculate garden
- Ground floor W/C
- Off street parking
- EPC Rating Band C

Approximate Gross Internal Area = 159.50 sq m / 1717 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.

Council Tax

Spelthome 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



Located just moments from the amenities of Ashford High Street and within a short walk of Ashford railway station is this extended four double bedroom semi-detached family home, benefiting from off-street parking, an integral garage, ground floor WC, and separate utility room. This imposing home offers generous and versatile accommodation throughout, with an extended lounge, principal dining room, and separate study/home office, making it perfectly suited to modern family living.

A spacious and welcoming entrance hallway provides an excellent first impression, offering ample room for greeting guests while also giving access to the integral garage and ground floor WC before leading through to the principal living accommodation. The dining room provides a more formal entertaining space separate from the main sitting room, although connecting doors can be opened to create a larger open-plan environment when desired, ideal for hosting family gatherings and social occasions.

To the rear, the property has been thoughtfully extended, significantly enhancing both the lounge and kitchen areas. These rooms are flooded with natural light courtesy of Velux windows set within the pitched roof extension, creating bright and airy living spaces with an excellent sense of openness. The kitchen is beautifully appointed with a comprehensive range of solid wood shaker-style units complemented by extensive granite work surfaces and tiled flooring. A central island incorporates a gas hob with contemporary extractor hood above, creating both a practical workspace and sociable focal point. Integrated appliances, generous storage, and skylights overhead further enhance the room. A separate utility room accompanies the kitchen and continues the same high-quality finish with matching units and worktops, along with dedicated space for white goods and additional storage.

The first floor boasts four genuine double bedrooms, three of which benefit from fitted wardrobes, while all rooms comfortably accommodate additional bedroom furnishings. A modern family bathroom completes the accommodation and has been tastefully finished with a vanity sink unit, toilet, and bath with shower fitted overhead. Externally, the rear garden is well maintained and designed for ease of enjoyment, featuring a brick-paved patio adjoining a manicured lawn, ideal for outdoor dining and entertaining. There is also side access leading to the front of the property, along with a useful garden shed for additional storage. Offering substantial living accommodation in a highly convenient location, this exceptional family home combines space, practicality, and excellent presentation throughout.

