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.

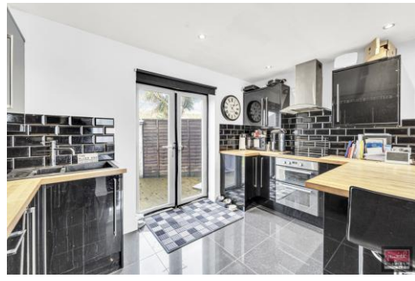
Holly

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.

Alekhya Jarathi

6 Station Approach
Ashford
Middlesex
TW15 2QN

t: 01784 243333
e: ashford@sjsmithestateagents.co.uk
www.sjsmithestateagents.co.uk

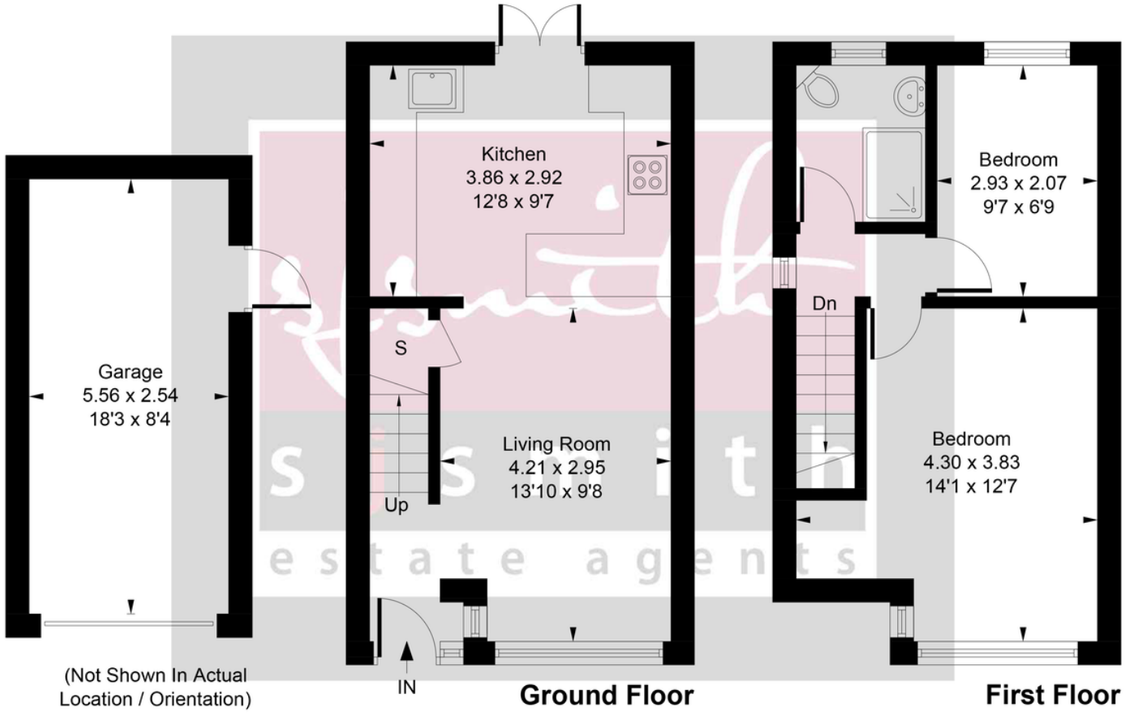


38 Ashford Avenue, Ashford, TW15 2BD — Offers over - £400,000 - Freehold

Located on this popular residential road, just moments from the well-regarded Ashford Church of England School, this two-bedroom end-of-terrace home benefits from a garage, off-street parking and notable scope for extension, subject to the usual consents, thanks to its particularly wide plot. Internally, the ground floor has been thoughtfully reconfigured to create a well-presented open-plan living, kitchen and dining arrangement. The defined areas are subtly separated by a breakfast bar, forming a natural divide while maintaining an excellent sense of space and flow. The kitchen offers ample storage with solid wooden worktops, space for integrated appliances and practical preparation areas. French doors provide views over the rear garden and allow plenty of natural light to fill the room, enhancing the overall living space. Upstairs, the first floor features a sizeable bay-fronted principal bedroom with generous space for bedroom furnishings. The layout of the bathroom and second bedroom has been cleverly adjusted to increase the size of bedroom two, making it larger than those found in similar homes along the road. The bathroom is finished with a walk-in shower, vertical towel rail, wash basin and tiling to both the walls and floor. Bedroom two is currently arranged as a nursery and benefits from a large fitted double wardrobe. Externally, the rear garden includes a decked seating area directly beyond the patio doors, with the remainder laid to lawn. The garden provides access to the garage and side access to the front of the property. Owing to its end-of-terrace position and wider-than-average plot, the property presents clear potential for further extension or development, subject to the necessary planning permissions.

- **END OF TERRACE FAMILY HOME**
- **TWO BEDROOMS**
- **POTENTIAL TO EXTEND (STPP)**
- **CLOSE TO LOCAL AMENITIES**
- **CORNER PLOT**
- **GARAGE**
- **EXCELLENT TRANSPORT LINKS**
- **EPC RATING BAND D**

Approximate Gross Internal Area = 55.73 sq m / 600 sq ft
Garage = 14.54 sq m / 157 sq ft
Total = 70.27 sq m / 757 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 £2,412.78 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

Tenure: Freehold

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.