



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



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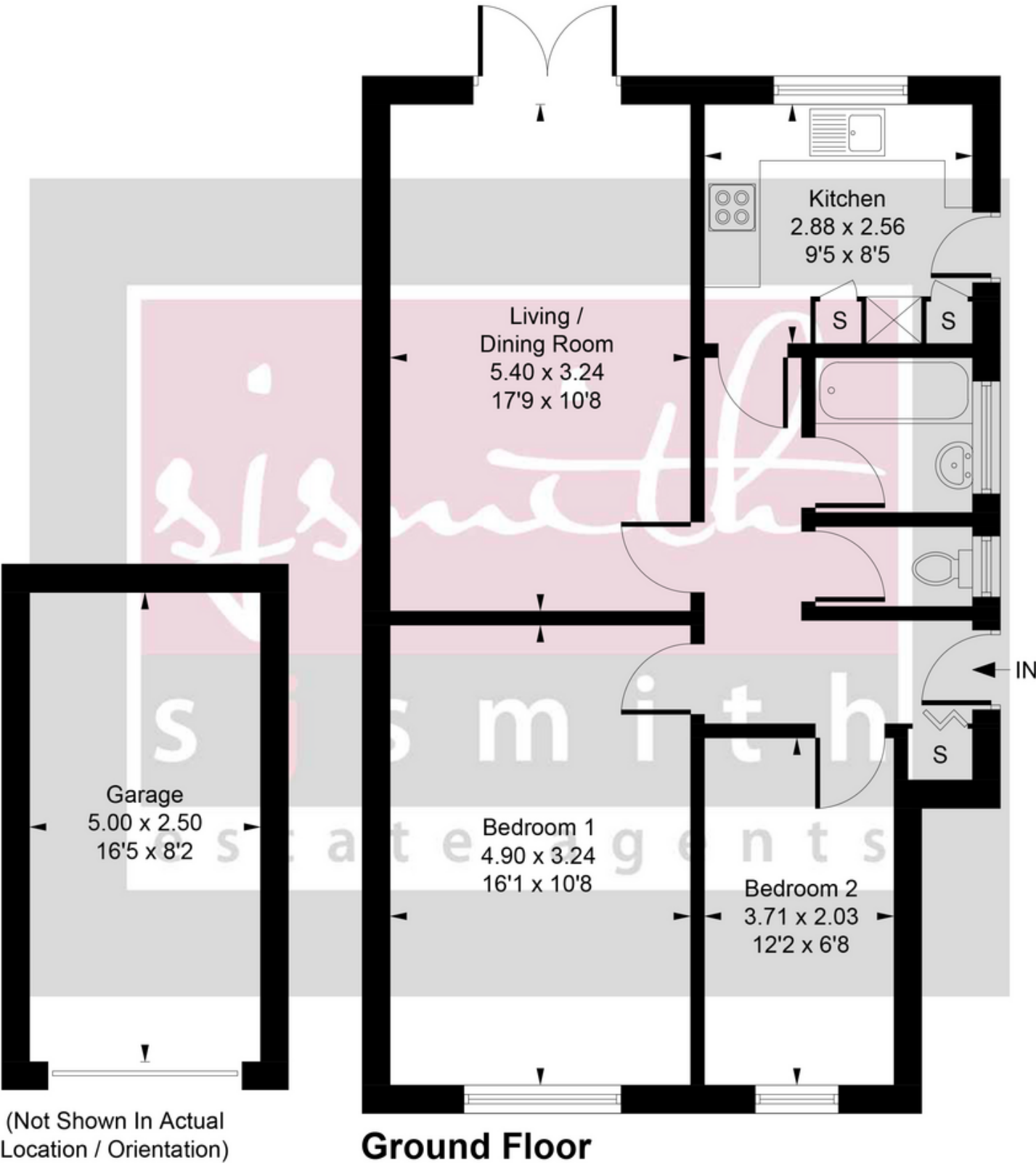
£315,000 – Share of Freehold

Tucked away within this quiet residential close is this well-presented two double bedroom ground floor maisonette, offered for sale with a long lease and no onward chain. The property benefits from a private rear garden and a garage in a nearby block, providing additional storage and parking. Presented in fantastic condition throughout, this spacious home is ready for immediate occupation. The entrance hallway features a built-in storage cupboard and provides access to all rooms. There are two generous double bedrooms to the front, while the impressive lounge measures almost 18ft and benefits from patio doors opening onto the private rear garden. Further accommodation comprises a modern fitted kitchen offering a range of wall and base units, work surfaces and space for appliances, alongside a well-appointed bathroom and a separate WC. Externally, the property enjoys its own private rear garden, with the added benefit of a garage in a nearby block, offering secure storage and parking in front. An excellent opportunity for first-time buyers, downsizers or investors alike, combining well-proportioned accommodation, outdoor space and the convenience of a chain-free purchase.

Approximate Gross Internal Area = 64.60 sq m / 695 sq ft
Garage = 12.72 sq m / 137 sq ft
Total = 77.32 sq m / 832 sq ft



- TWO DOUBLE BEDROOMS
- GROUND FLOOR MAISONNETTE
- PRIVATE REAR GARDEN
- GARAGE WITH PARKING
- NO ONWARD CHAIN
- EPC RATING BAND C



Council Tax

Spelthorne Borough Council, Tax Band C 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

Tenure: Share of Freehold

Lease - 138 years remaining on the lease

Service charge - £0 PA

Ground rent - £0 PA

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 purchaser.

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.