



## 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!



## Contact Details

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## Client Testimonials



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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14 Sundown Road, Ashford, TW15 1EW

**£575,000 - Freehold**

Located on a quiet and desirable residential road, just moments from the well-regarded Echelforde School, this four-bedroom semi-detached family home offers generous accommodation, off-street parking, a separate garage, and a large rear garden. A sizeable entrance hallway leads through to the main reception room, which provides ample space for both sitting and dining areas. Sliding patio doors open directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. The modern fitted kitchen features a range of units and worktops with space for appliances, with the sink positioned to enjoy views over the rear garden. The first floor comprises two well-proportioned double bedrooms, a third bedroom, and a well-appointed family bathroom fitted with a white suite and a shower positioned over the bath. A further staircase leads to the second floor, which offers a fourth bedroom with Velux windows to both sides, flooding the space with natural light and making it an ideal principal bedroom, guest room, or home office. Externally, the rear garden features a large patio area with the remainder laid to lawn, complemented by mature shrub borders. The garage is accessible from the garden and benefits from light and power, offering excellent storage, alongside an additional garden shed.

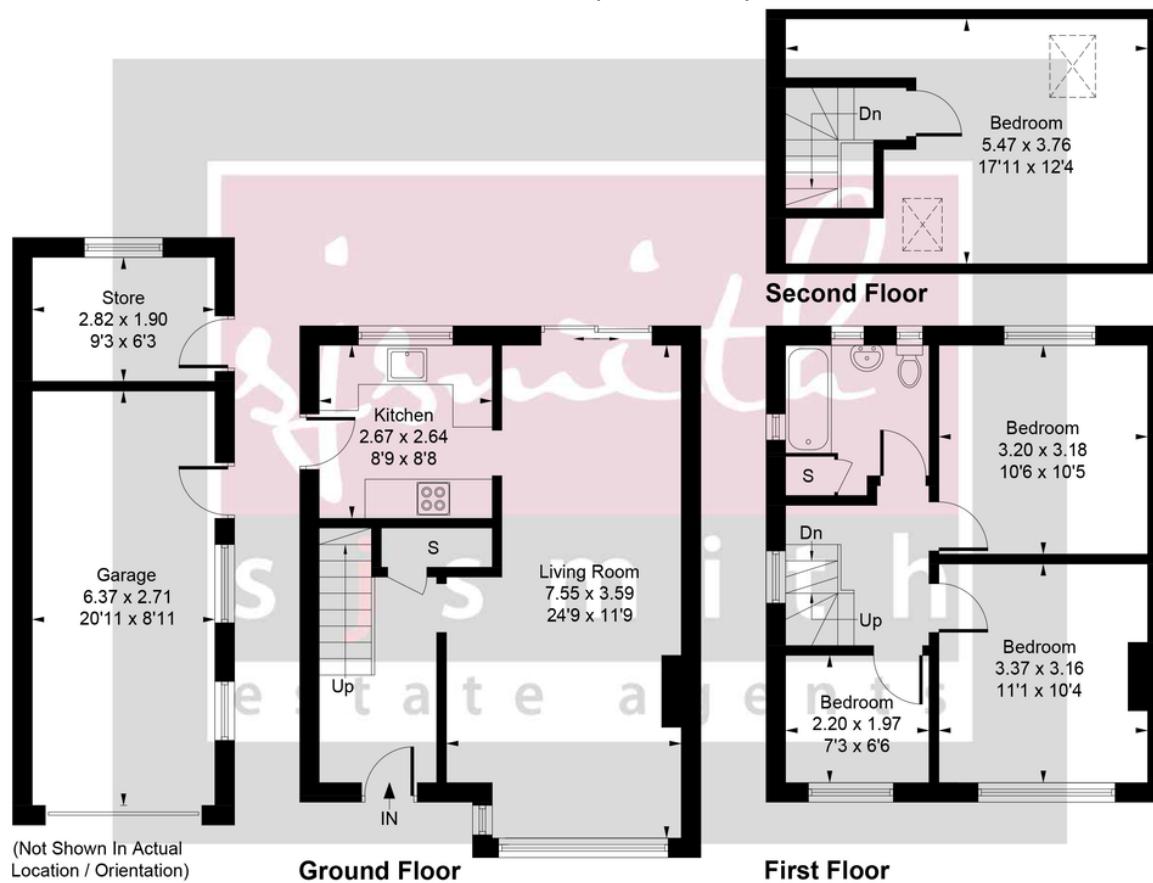
- SEMI DETACHED FAMILY HOME
- NO ONWARD CHAIN
- FOUR BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM

- POTENTIAL TO EXTEND (STPP)
- INTEGRAL GARAGE AND STORAGE
- CLOSE TO LOCAL AMENITIES
- EPC RATING BAND C

Approximate Gross Internal Area = 98.32 sq m / 1058 sq ft

Garage & Store = 24.10 sq m / 260 sq ft

Total = 122.42 sq m / 1318 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 purchaser.



### Council Tax

Spelthorne Borough Council, Tax Band E being £2,948.95 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 furnishings 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.