



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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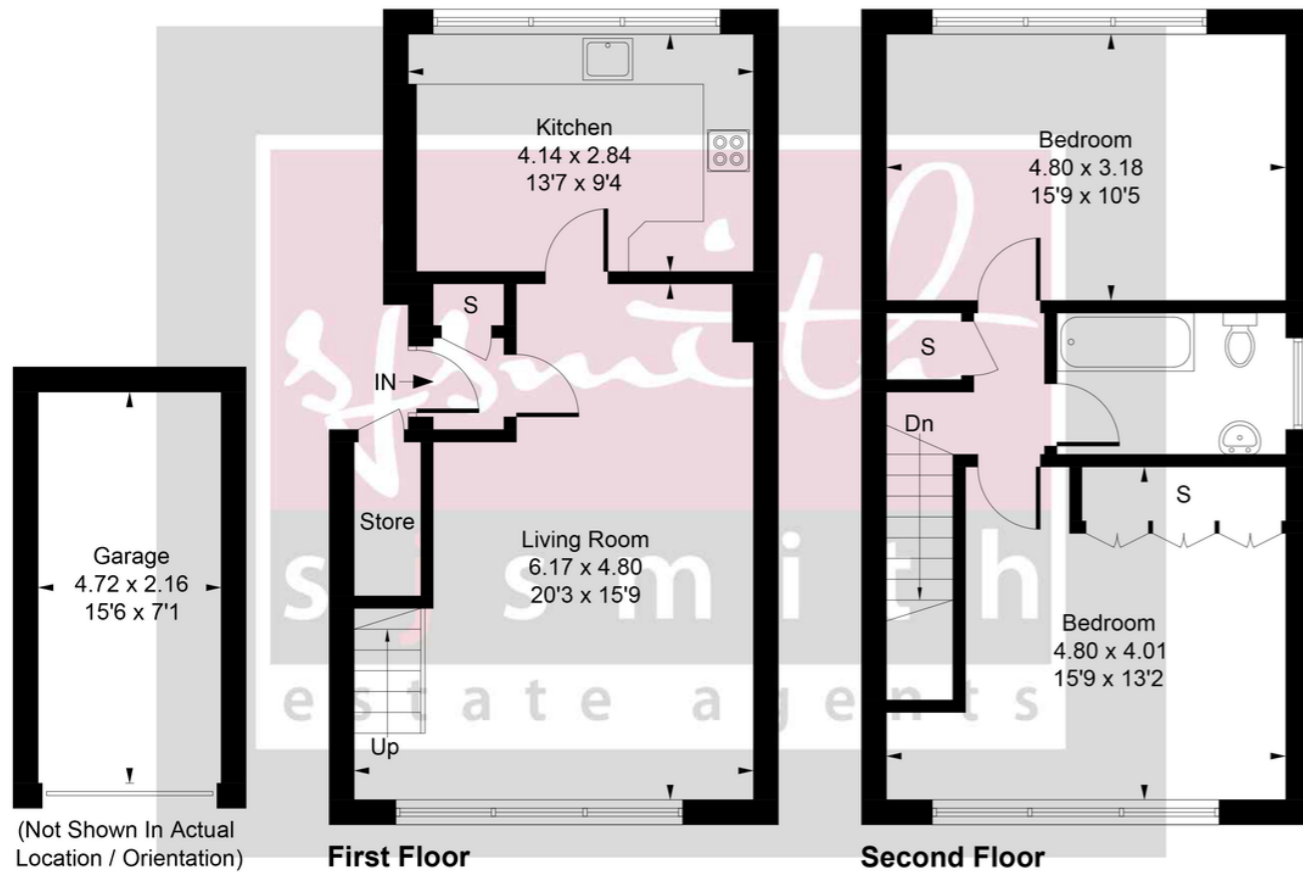
2 Lynwood Court, Fordbridge Road, Ashford, TW15 2SW

£357,500 - Leasehold

Located on the corner of one of Ashford's most sought-after residential addresses is this particularly spacious two double bedroom split-level apartment, enjoying far reaching views across Ashford Manor Golf Club, beautifully maintained communal grounds and the added benefit of a private garage in a block. Occupying a prime position within the development, this impressive apartment is dual aspect throughout, creating an abundance of natural light and a wonderfully bright and airy feel. The kitchen overlooks the attractive communal gardens and is fitted with a range of worktops and units, offering ample space for appliances as well as room for a breakfast table should one be required. The spacious open-plan lounge provides excellent versatility, comfortably accommodating both sitting and dining areas. Large windows frame attractive outlooks across the surrounding grounds, whilst a staircase rises to the first floor bedroom accommodation, adding to the property's unique character and sense of space. The landing gives access to both double bedrooms, the family bathroom and a useful storage cupboard. Both bedrooms are generously proportioned, with the principal bedroom benefiting from fitted wardrobes and delightful views across the fairways of Ashford Manor Golf Club, offering a peaceful and scenic backdrop. Completing the accommodation is a well-appointed family bathroom, fitted with a modern white suite incorporating a shower over the bath and a heated towel rail. Set within attractive communal grounds and offering excellent proportions throughout.

- LOCATED JUST MOMENTS FROM ASHFORD HIGH STREET
- 0.6 MILES TO ASHFORD TRAIN STATION
- SOUGHT AFTER LOCATION
- GARAGE IN A BLOCK
- TWO LARGE DOUBLE BEDROOMS
- SPLIT LEVEL ACCOMMODATION
- MODERN FITTED BATHROOM
- EPC RATING BAND C

Approximate Gross Internal Area (Including Store) = 84.80 sq m / 913 sq ft
 Garage = 10.23 sq m / 110 sq ft
 Total = 95.03 sq m / 1023 sq ft



(Not Shown In Actual Location / Orientation)

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 £2,526.49 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

Lease and service charge information, all to be confirmed via solicitors;

Tenure: Leasehold

Lease length: we have been advised the lease length is currently 134 years

Service charge: £103.25 P.C.M