



74 Stanley Road, Ashford, TW15 2LQ

£575,000 Freehold



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!



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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.

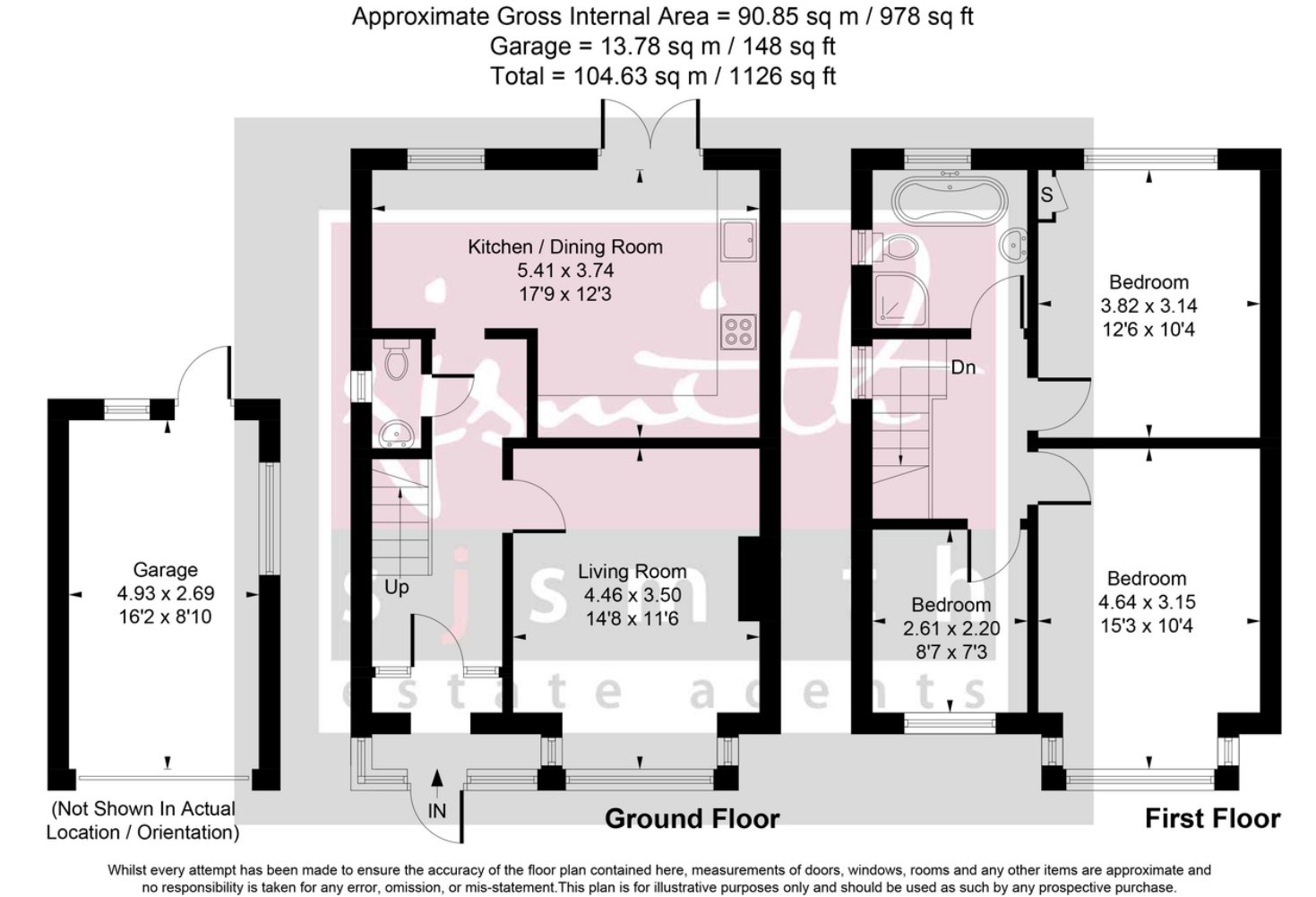
Alekya Jarathi

- **Scope to extend (STPP)**
- **Off street parking**
- **Garage**
- **Central Ashford location**
- **Three bedrooms**
- **Kitchen/ dining room**
- **Stunning four piece bathroom suite**
- **EPC Rating Band D**

Council Tax

Spelthorne 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

Situated on a quiet residential road, this beautifully presented three-bedroom semi-detached family home occupies a generous wide plot with an attached garage, ample off-street parking, and exciting potential to extend (subject to the necessary planning permissions). The property is bright and welcoming throughout, with an abundance of natural light creating a warm and airy feel. The accommodation begins with a spacious entrance hallway, complemented by a convenient ground floor cloakroom/W.C. To the front of the home is an attractive bay-fronted living room, offering a cosy yet elegant space to relax. A feature fireplace provides a charming focal point and is currently used as decorative log storage, adding character to the room. To the rear, the property has been thoughtfully reconfigured to create a superb open-plan kitchen and dining space, perfectly suited to modern family living and entertaining. The contemporary shaker-style kitchen is fitted with a range of stylish units and integrated appliances, while a central island provides additional workspace and informal seating. Large windows and direct access to the rear garden ensure the room is flooded with natural light and enjoys pleasant garden views. The rear garden is a particular feature of the home, beginning with a patio terrace immediately outside the kitchen, ideal for outdoor dining and entertaining. Beyond, the garden is predominantly laid to lawn and framed by mature trees and shrub borders, creating a private and established setting. The garden extends to a point at the rear, where a timber shed occupies the corner position, providing useful external storage. The generous plot also offers clear scope for further enlargement, subject to obtaining the relevant planning consents, making this an excellent long-term family home. The first floor comprises two well-proportioned double bedrooms, each offering ample space for wardrobes and additional bedroom furniture. The third bedroom is also a comfortable size and is currently utilised as a home office, making it ideal for those working remotely or as a nursery or child's bedroom. Completing the accommodation is a stunning four-piece family bathroom, beautifully appointed with a freestanding roll-top bath, separate shower cubicle, wash hand basin and W.C., finished with stylish brick-effect tiling that creates a timeless and luxurious feel. Offering modern open-plan living, generous outside space, off-street parking, an attached garage and future extension potential, this impressive home is perfectly suited to growing families and buyers seeking a move-in-ready property in a desirable residential location.



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.

