



## 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 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

“

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

“

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

“

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



221 Stanwell Road, Ashford, TW15 3QY

£625,000 Freehold

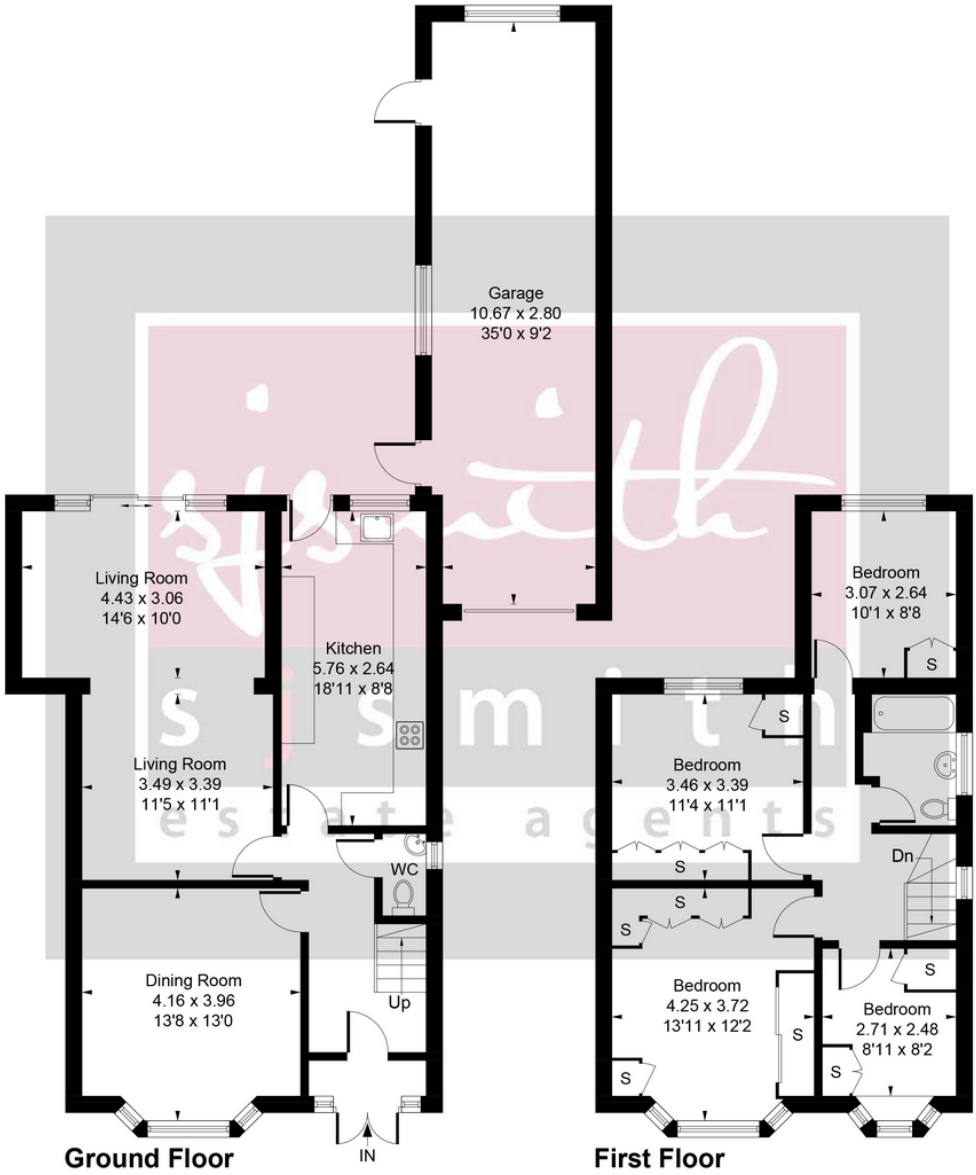
- **Detached Family Home**
- **Four Generous Bedrooms**
- **Extended Reception Room**
- **Substantial 35ft Garage**
- **West-Facing Rear Garden**
- **Off-Street Parking**
- **No Onward Chain**
- **EPC Rating Band D**

## Council Tax

Spelthorne Borough Council, TaxBand F being £3649.38 pa. 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

Available to the market for the first time in nearly 60 years, this wonderful 1940's detached family home in a popular residential road, conveniently positioned for local amenities, Ashford town centre, Ashford train station and Ashford Manor Golf Course. The property offers well-proportioned accommodation throughout and briefly comprises a welcoming porch and entrance hallway, with a front reception room featuring a bay window which provides an ideal dining area. To the rear, the impressive extended reception room measures approximately 20ft in length and benefits from a feature fireplace and patio doors opening onto the rear garden. A downstairs WC and generous kitchen complete the ground floor. The kitchen is fitted with a range of base and eye-level units, breakfast bar and wall-mounted boiler, with space and plumbing for a washing machine and tumble dryer, dishwasher, with space for a fridge/freezer. A further door provides direct access to the rear garden. Upstairs, there are four bedrooms, three of which are double rooms, and a family bathroom. The landing provides access to the loft, offering useful additional storage space. The property benefits from gas central heating and double glazing. Externally, there is off-street parking to the front for two vehicles, with scope for additional parking if required. The substantial garage measures approximately 35ft x 10ft and provides excellent storage, with further potential for a variety of uses, subject to any necessary consents. To the rear, the West-facing garden extends to approximately 40ft and is well enclosed, with the majority laid to lawn. Also convenient for M3 & M25 motorways & offered to the market with no onward chain, this is an excellent opportunity to acquire a substantial 1940's family home with generous accommodation, a large garage, a good-sized garden and further scope to extend and adapt, subject to the necessary permissions.

Approximate Gross Internal Area = 129.05 sq m / 1389 sq ft  
 Garage = 32.10 sq m / 346 sq ft  
 Total = 161.15 sq m / 1735 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.

