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

6 Station Approach
Ashford
Middlesex
TW15 2QN

t: 01784 243333
e: ashford@sjsmithestateagents.co.uk
www.sjsmithestateagents.co.uk





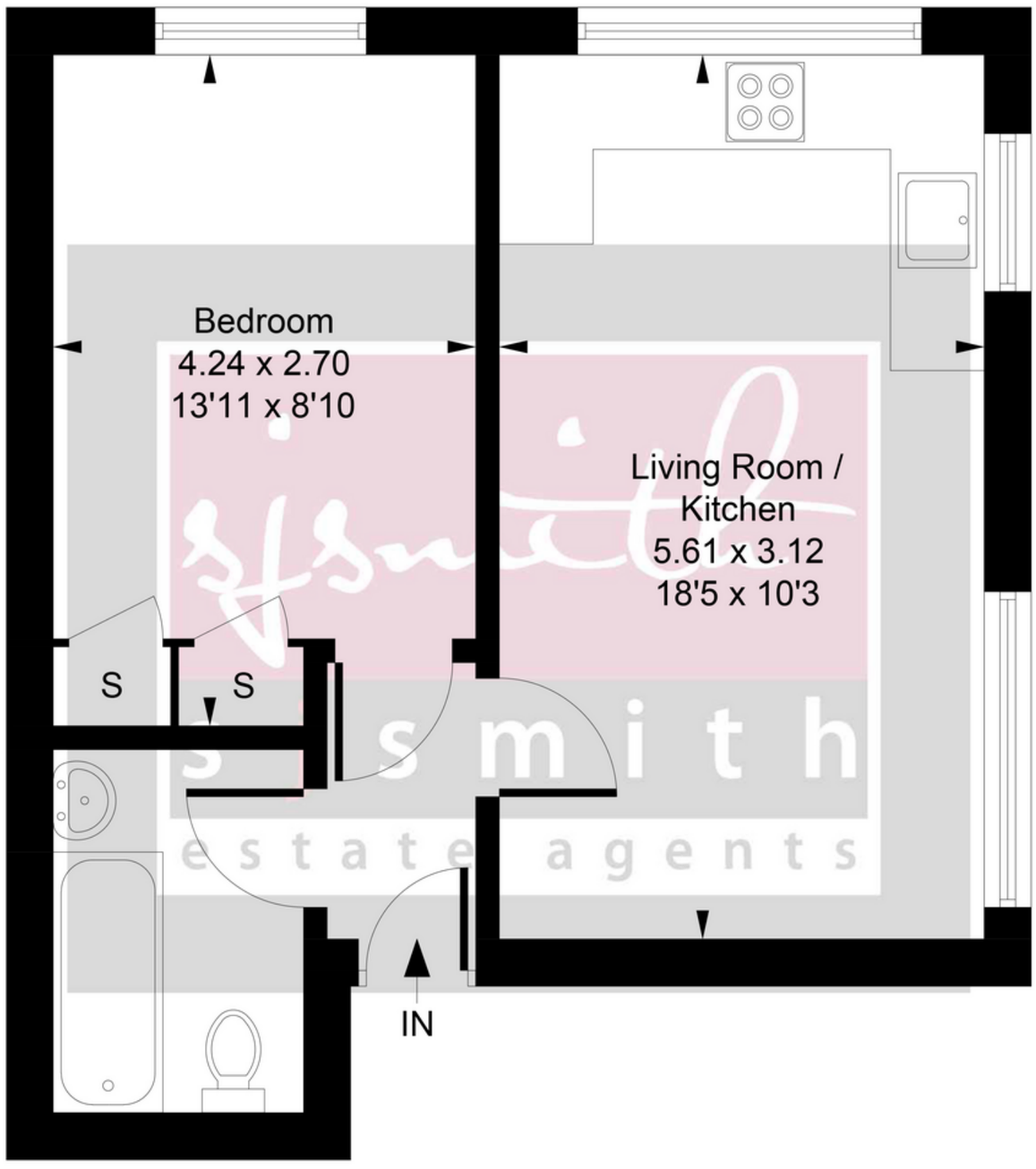




6 Hayley Court, Lodge Way, Ashford, TW15 3AH — £180,000- Leasehold

Offered to the market with NO ONWARD CHAIN, this well-presented one-bedroom second-floor apartment is situated within a small and well-maintained development, with excellent access to the A30, providing convenient connections towards Hatton Cross and Staines Town Centre, while Ashford High Street is also just a short distance away. The accommodation provides a bright and comfortable living space, comprising a good-sized reception room, fitted kitchen and well-proportioned double bedroom. The property also benefits from a long lease of approximately 139 years remaining, a garage and access to well-kept communal gardens. The location offers excellent day-to-day convenience, with a large Tesco supermarket just a stone's throw away, while Ashford High Street, its train station and a range of shops and amenities are all within easy reach. The nearby A30 provides convenient road links towards Hatton Cross and Staines Town Centre, making this a particularly well-connected home for both local and wider travel. With no onward chain, a long lease, garage and communal outdoor space, the property offers a straightforward opportunity for someone looking to purchase their first home, an investor seeking a well-connected property, or a buyer looking to downsize without compromising on convenience.

Approximate Gross Internal Area
35.23 sq m / 379 sq ft



Second Floor

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.

- **139 YEARS LEASE**
- **GARAGE**
- **NO ONWARD CHAIN**
- **GOOD ACCESS TO HATTON CROSS & STAINES TOWN CENTRE**
- **SHORT DISTANCE TO ASHFORD HIGHSTREET**
- **EPC RATING BAND E**





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

Lease and service charge information, all to be confirmed via solicitors;
Tenure: Leasehold 139 years remaining
Service Charge: £108.30 P.C.M
Ground rent: £150 P.A

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.