7 Ashford Crescent, Ashford, TW15 3EE £625,000 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

"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

- **STUNNING CHARACTER FAMILY HOME**
- **THREE DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**
- **OFF STREET PARKING**
- **TWO RECEPTION ROOMS**
- **GARAGE/ UTILITY ROOM**
- **80’ REAR GARDEN**
- **EPC RATING BAND D**

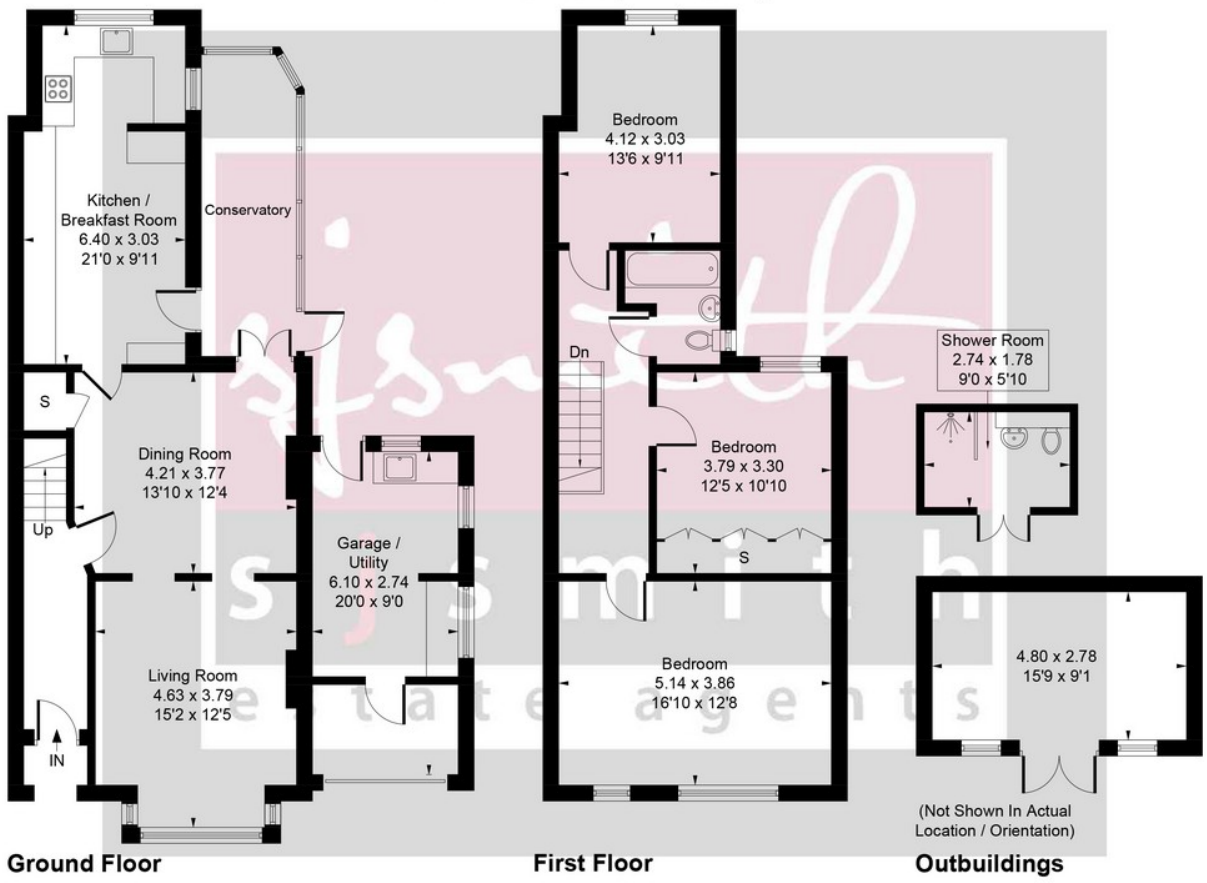
Council Tax

Spelthorne Borough Council, Tax Band F being £3,649.38 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

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.

Approximate Gross Internal Area = 132.02 sq m / 1421 sq ft
Garage / Utility = 17.18 sq m / 185 sq ft
Outbuildings = 18.69 sq m / 201 sq ft
Total = 167.89 sq m / 1807 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 purchase.

A particularly attractive halls-adjoining character home, offered to the market with no onward chain, providing three genuine double bedrooms, two separate reception rooms and a substantial full-storey rear extension, creating generous and versatile accommodation throughout. The property retains much of its original character whilst benefiting from a number of useful additions, including a garage/utility room, conservatory and two separate garden cabins.

The ground floor accommodation begins with a welcoming entrance hallway, leading through to two well-proportioned reception rooms. The sitting room and dining room are arranged as separate spaces, with two attractive archway openings connecting the rooms and creating a natural flow between the two. The kitchen is positioned to the rear of the property, forming part of the extended accommodation and offering pleasant views across the garden. There is ample space for a breakfast table, alongside a comprehensive range of fitted units and work surfaces, with space for appliances. Beyond the kitchen is a particularly appealing pitched-roof conservatory, which lends itself perfectly to use as a snug, reading room or additional seating area, with doors providing direct access to the rear garden. From the garden there is access through to the garage, which has been adapted to incorporate a useful utility area, complete with a sink, further kitchen work surfaces and space for additional appliances, whilst retaining useful storage space.

The first floor provides three generous double bedrooms, all well served by a spacious landing. The principal bedroom is particularly impressive, measuring approximately 16'10 x 12'8, with the remaining bedrooms also offering excellent proportions. A well-appointed family bathroom, fitted with a white suite and shower positioned over the bath, completes the first floor accommodation.

The rear garden is arranged over two levels, with both sections laid to lawn and complemented by established plants and shrubs. A patio area sits directly beyond the conservatory, with a paved pathway continuing alongside two useful timber cabins towards the slightly raised rear section of the garden, where further paving frames the lawn. One cabin benefits from lighting and power, making it ideal for use as a home office, whilst the second has been fitted as a separate shower room. Two useful storage sheds are positioned towards the rear.

A home of considerable character and versatility, offering well-balanced family accommodation alongside some particularly useful additional space, both within the house and the garden.









