



## 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

6 Station Approach,  
Ashford,  
Surrey,  
TW15 2QN

T: 01784 243 333

E: [ashford@sjsmithestateagents.co.uk](mailto:ashford@sjsmithestateagents.co.uk)

[www.sjsmithestateagents.co.uk](http://www.sjsmithestateagents.co.uk)

## 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 Sheidake

”

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.

Alekhya Jarathi



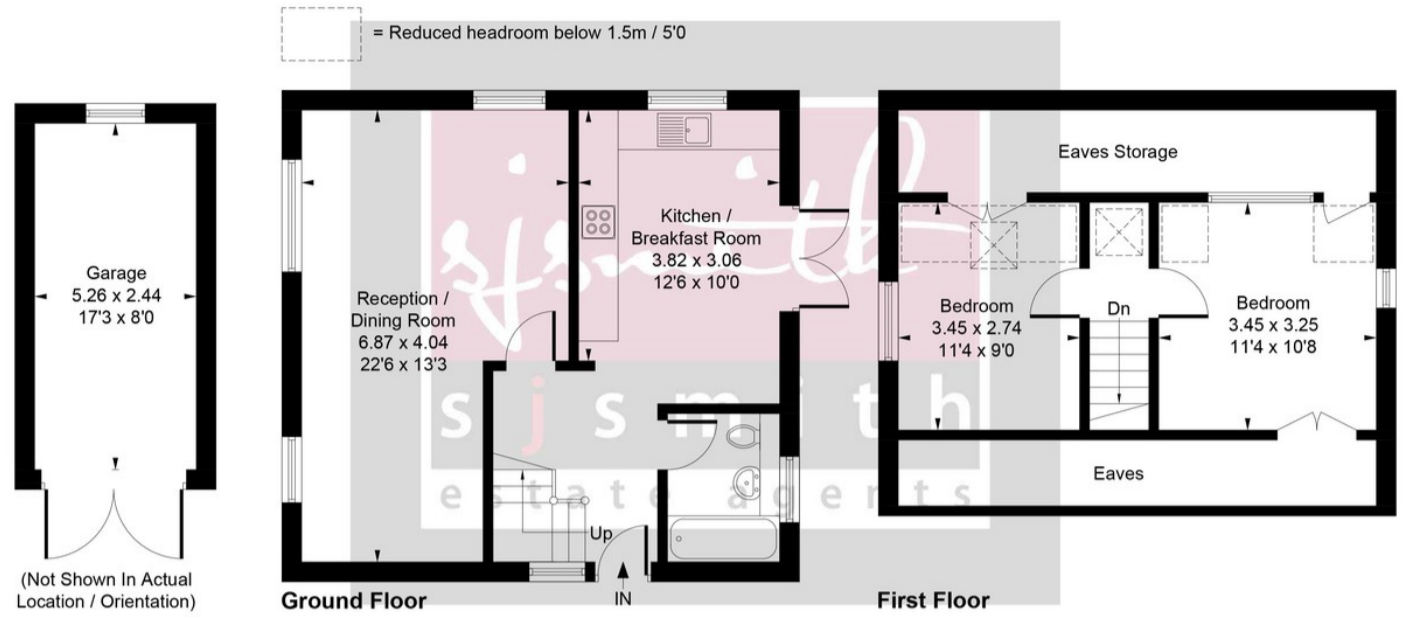
57 Ashgrove Road, Ashford, Surrey, TW15 1NS

£500,000 Freehold

- Detached two-bedroom home in a desirable Ashford location
- Spacious and versatile reception room
- Well-appointed kitchen with access to the garden
- Two well-proportioned bedrooms
- Private rear garden ideal for outdoor enjoyment
- Ideal for first-time buyers, downsizers, or investors
- Conveniently located near local amenities, schools, and transport links
- EPC Rating Band D

Approximate Gross Internal Area (Excluding Eaves Storage)

75.16 sq m / 809 sq ft  
 Garage = 13.30 sq m / 143 sq ft  
 Total = 88.46 sq m / 952 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.

## Council Tax

Spelthorne Borough Council, Tax Band D being £2,526.49 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 and positioned on a generous plot, this two-bedroom detached home offers excellent space both inside and out. The property benefits from a large driveway providing ample off-street parking, which extends through double gates to the rear garden, leading to a detached garage.

An inviting entrance hallway provides access to all ground floor accommodation. This includes an impressive 22ft reception room, offering versatile living space with ample room for both seating and dining areas, as well as the option to incorporate a home office space if required. The bathroom has been recently modernised to a high standard, featuring a P-shaped bath with overhead shower and a sleek, contemporary unit incorporating the sink and toilet.

The kitchen is fitted with a range of units and worktops, with space for appliances including a gas hob and dishwasher. Double doors allow natural light to flood in and provide direct access to the rear garden. To the first floor, there are two well-proportioned double bedrooms, both offering ample space for bedroom furnishings, along with eaves storage running the length of the upper floor.

Externally, the rear garden offers excellent depth and is well maintained, featuring a patio area, established lawn, and a variety of mature shrubs and trees. A pathway leads to the rear of the garden, providing access to a shed and the detached garage, which benefits from light, power, and double PVC doors.

