



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. ”

Alekhyia Jarathi



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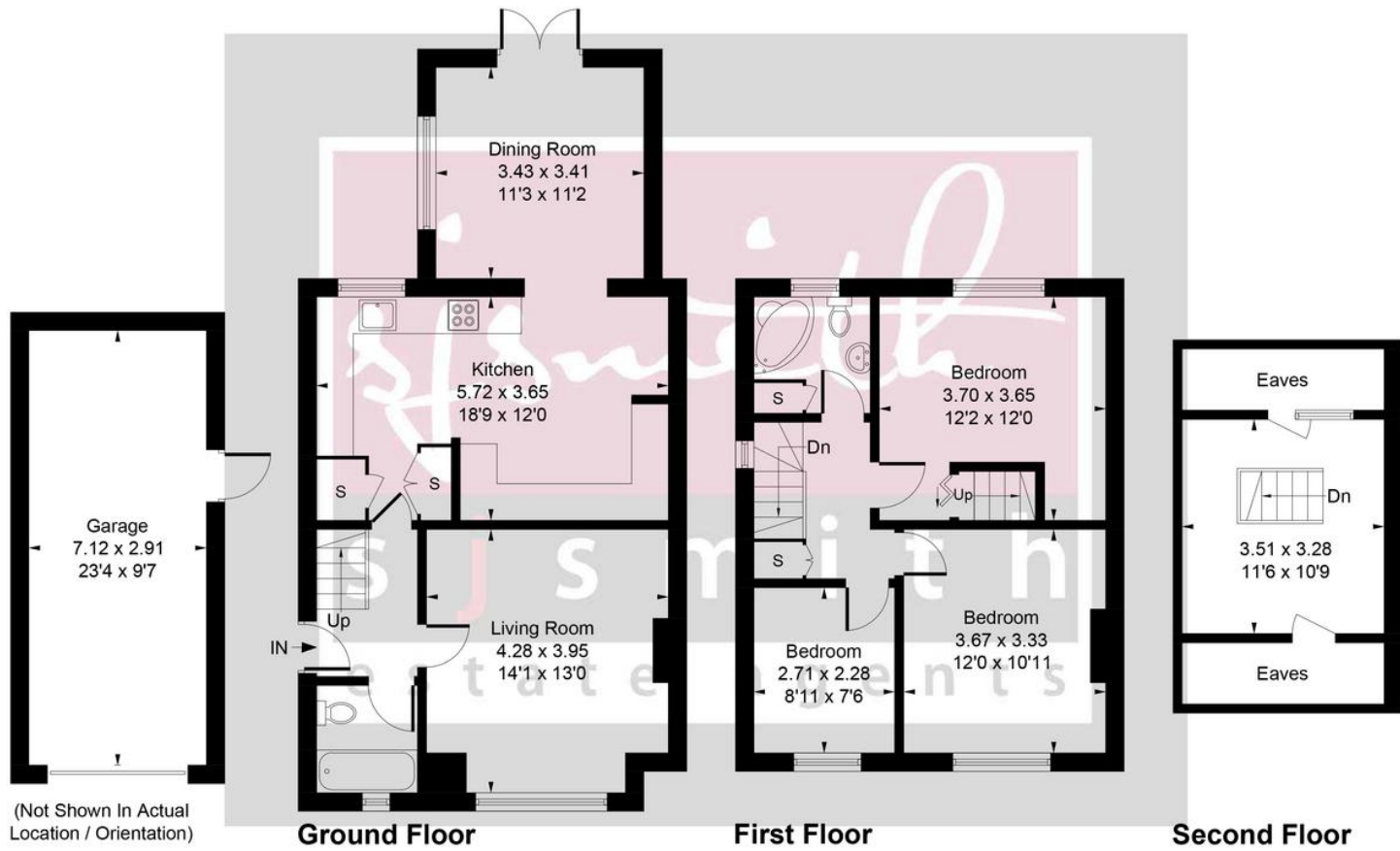
5 Links Road, Ashford, TW15 3RA

£470,000 - Freehold

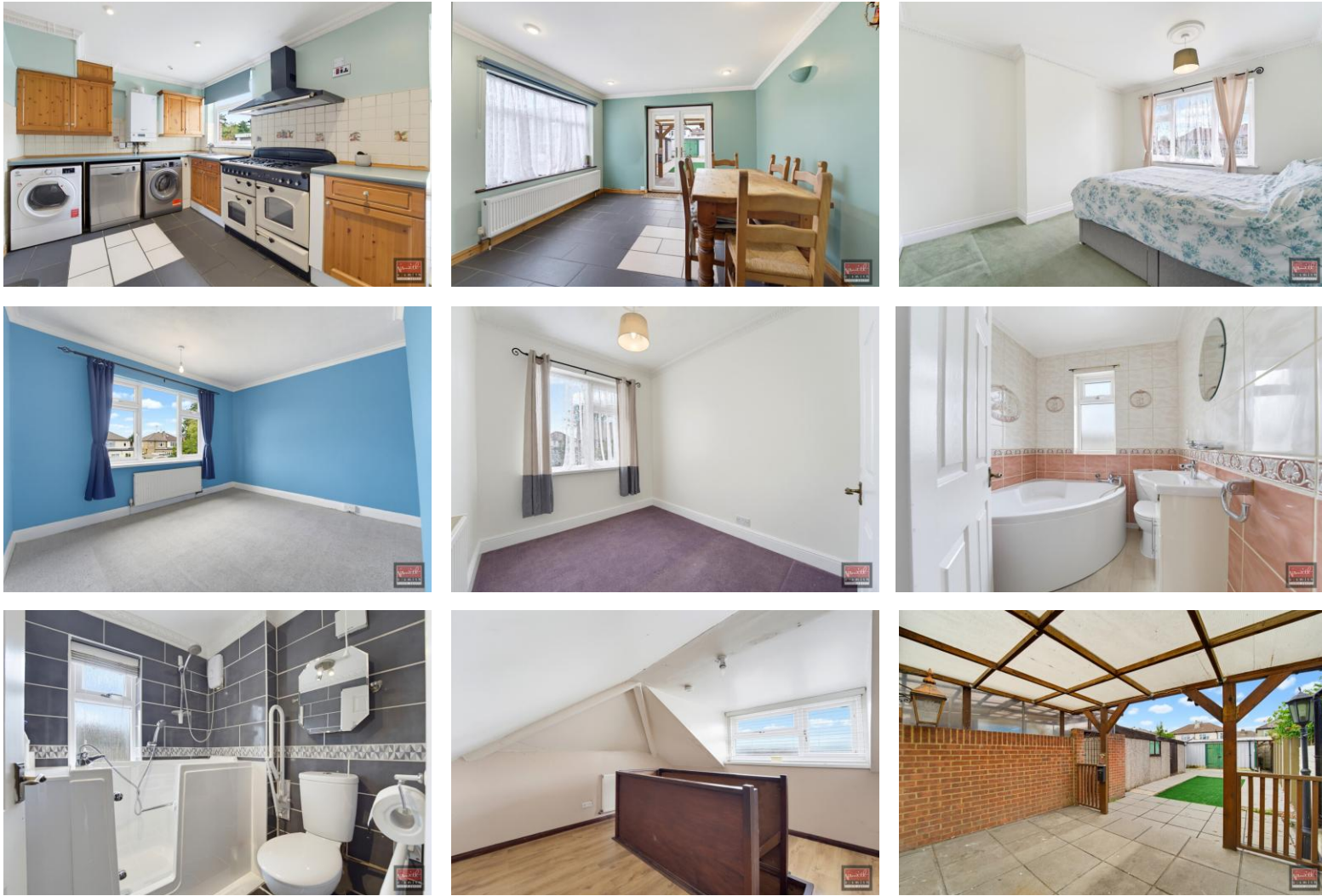
For sale for the first time in nearly 50 years & rarely available. An excellent opportunity to purchase a larger-than-average three-bedroom family home, ideally situated within a popular residential location and offered to the market with no onward chain. The property opens into a welcoming entrance hallway, with a useful ground-floor shower room/W.C. and access to the generous front reception room, which benefits from a bay window. To the rear is an impressive full-width kitchen/breakfast room, fitted with a range of units and providing space for a washing machine, tumble dryer, oven and hob, and freestanding fridge/freezer. This leads through to a further reception/dining room, with tiled flooring throughout, creating a versatile additional living space. Upstairs, there are three bedrooms comprising two generous doubles and a comfortable single, together with a useful loft storage room which offers potential for use as a study or home office, subject to the necessary permissions. The fully tiled family bathroom is fitted with a corner bath with shower attachment, W.C. and wash hand basin. The property benefits from double glazing and gas central heating. Externally, the approximately 60ft west-facing rear garden is designed for low-maintenance living and is enclosed by panel fencing. A covered timber canopy provides a sheltered patio area, beyond which the garden continues with further paved areas and artificial lawn. A detached garage and two useful storage buildings provide excellent additional storage. To the front, there is off-street parking for two vehicles. An internal viewing is highly recommended to appreciate the size, layout and potential this well-proportioned family home has to offer.

- NO ONWARD CHAIN
 - SEMI DETACHED FAMILY HOME
 - THREE DOUBLE BEDROOMS
 - EXCELLENT TRANSPORT LINKS
- TWO BATHROOMS
 - EXTENDED TO THE REAR
 - CLOSE TO LOCAL AMENITIES
 - EPC RATING BAND D

Approximate Gross Internal Area (Excluding Eaves) = 113.70 sq m / 1224 sq ft
Garage = 20.99 sq m / 226 sq ft
Total = 134.69 sq m / 1450 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 E being £3,087.87 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

Tenure: Freehold

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.