



## 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.

Alekhya Jarathi



11 Ashview Gardens, Ashford, TW15 3RE

£699,950 Freehold

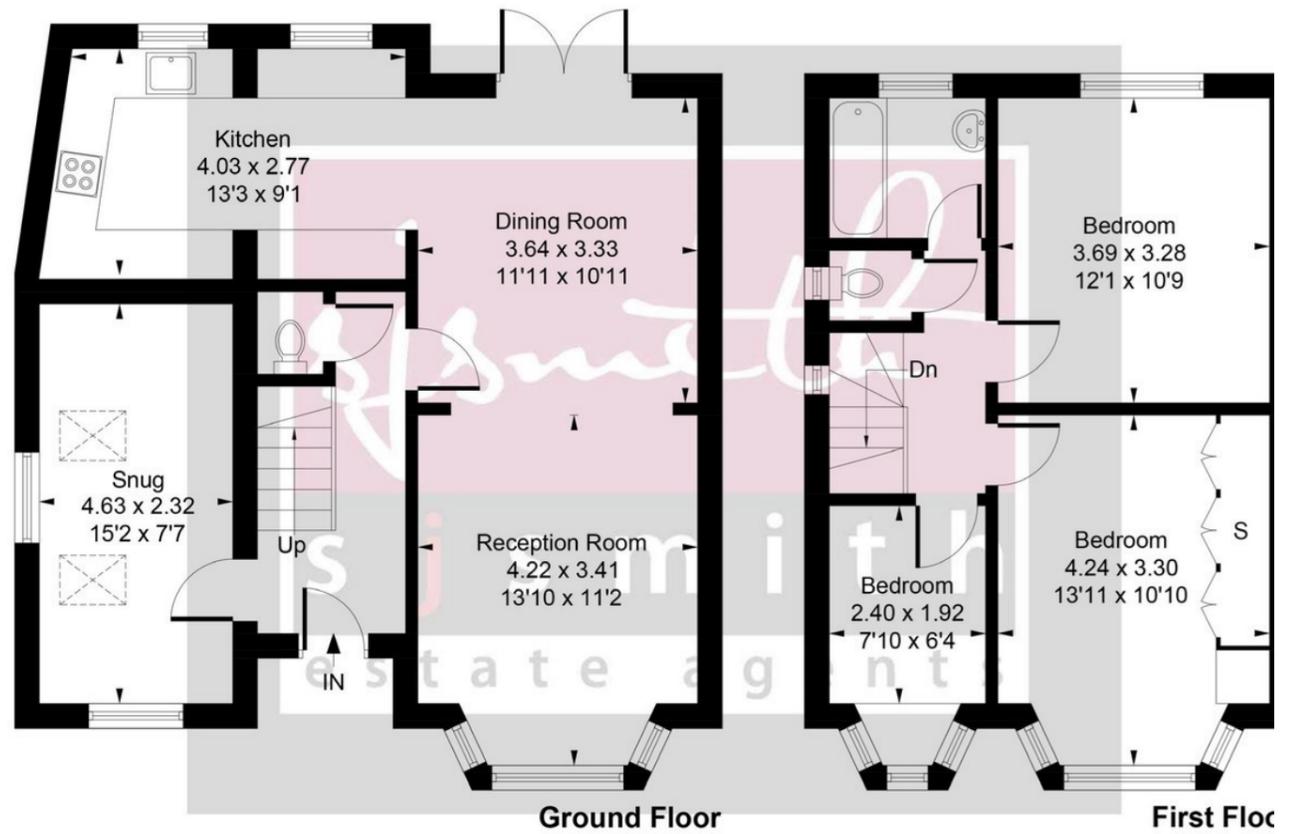
- Sought after residential road
- Off street parking
- Luscious West facing garden
- Open plan living accommodation
- Side extension Snug room
- Stunning kitchen
- Three bedrooms
- EPC Rating Band TBC

## Council Tax

Spelthorne Borough Council, Tax Band E being £3,087.93

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

Approximate Gross Internal Area  
102.61 sq m / 1104 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



Located within the ever desirable Ashview Gardens is this extended three-bedroom detached home, offering off-street parking, a mature rear garden, ground floor W.C. and an extended snug sitting room. A welcoming entrance hallway provides an excellent first impression, offering generous space for greeting guests, from here there is access to the ground floor W.C. and entry through to the side-extended snug. The snug itself is a wonderfully cosy retreat, feeling pleasantly separate from the main living accommodation. Velux windows introduce natural light, enhancing the warmth and character of this charming additional reception space, ideal as a reading room, playroom or quiet sitting area. The principal ground floor accommodation is arranged in an open-plan layout, with two reception areas spanning approximately 23 feet in length. The bay-fronted sitting area enjoys an attractive outlook to the front, while the dining space is positioned to the rear, offering pleasant views across the garden. The defined yet flowing layout creates excellent versatility for both family life and entertaining. The kitchen occupies the majority of the rear ground floor and has been thoughtfully arranged to maximise both storage and work surface space. Fitted with a comprehensive range of ivory high-gloss cabinetry, the room is complemented by Silestone worktops, alongside one solid wood work surface. A brick-style tiled splashback adds subtle texture and contrast, while under-cabinet and recessed ceiling lighting ensure the space is bright and functional. The layout provides ample base and eye-level units, generous preparation areas and space for appliances, all positioned to enjoy views over the rear garden through the large window. Double doors from the adjoining reception space provide immediate access onto the patio, creating a natural flow between indoor and outdoor living.

The first floor comprises two generous double bedrooms and a well-proportioned third bedroom, currently utilised as a home office but comfortably accommodating bedroom furnishings if required. The W.C. is separate from the bathroom, and both have been modernised in recent years in a contemporary style, featuring patterned porcelain tiling and sandstone-toned finishes to the flooring and remaining wall spaces, creating a cohesive aesthetic. The rear garden extends to approximately 80 feet in length and enjoys a south-facing aspect. A patio area is positioned directly beyond the rear doors, ideal for outdoor dining and entertaining. Beyond this, a lawn stretches towards the rear boundary, framed by mature borders and established planting which provide privacy and seasonal interest. The garden regularly attracts birds and squirrels, creating a peaceful and natural outdoor setting.

