

Why use S J Smith Estate Agents? Here's some of our Google reviews to tell you why!

4.9 Stars! Google review

Hours: 8am-7pm Monday to Friday, 8am-5pm Saturday and 10am-2pm Sunday.

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Ian Rozario

1 review



Top class team - Rob, Nicola and Chad were always on hand to ensure that the process moved forward as quickly as possible. Polite, courteous and trustworthy. Recommend highly if you are looking for a reputable Estate Agents.



Steve Widgery

1 review



An excellent service from valuation to completion. I felt under no pressure from Simon, who provided me with the valuation. We had a sensible and realistic conversation about the asking price and I appreciated the fact that he did not feel the need to enhance the asking price to gain my custom or pressure me into signing the contract, as one other agent did. I was informed about each and every viewing and always received feedback. Both Simon and Amir were a pleasure to speak to on every occasion and provided me with advice which proved valuable. Once I had accepted an offer, Nicola (the sales progression manager) was amazing. She was patient when I was not and helped with communication between all parties. I would recommend SJ Smith to anyone who is selling their property.



Katie Stevens

2 reviews



We used these guys to sell our property in ashford Middlesex. It wasn't exactly the most straight forward of sales but Louis dealt with everything, and reassured us the whole way through. IF we were ever to sell again, I would 100% choose SJ Smith to manage the sale. Massive thank you to Louis, Nicola, Chad and Rob



Chris Clark

1 review



SJ Smith were excellent, I would recommend them to anyone that would benefit from a great service. Amir was our dedicated agent and he went above and beyond in helping us sell our property and even assisted us in our purchase, that was over 100 miles away by communicating with the other estate agent we purchased from. Superb!



Sinthuja Cain

1 review



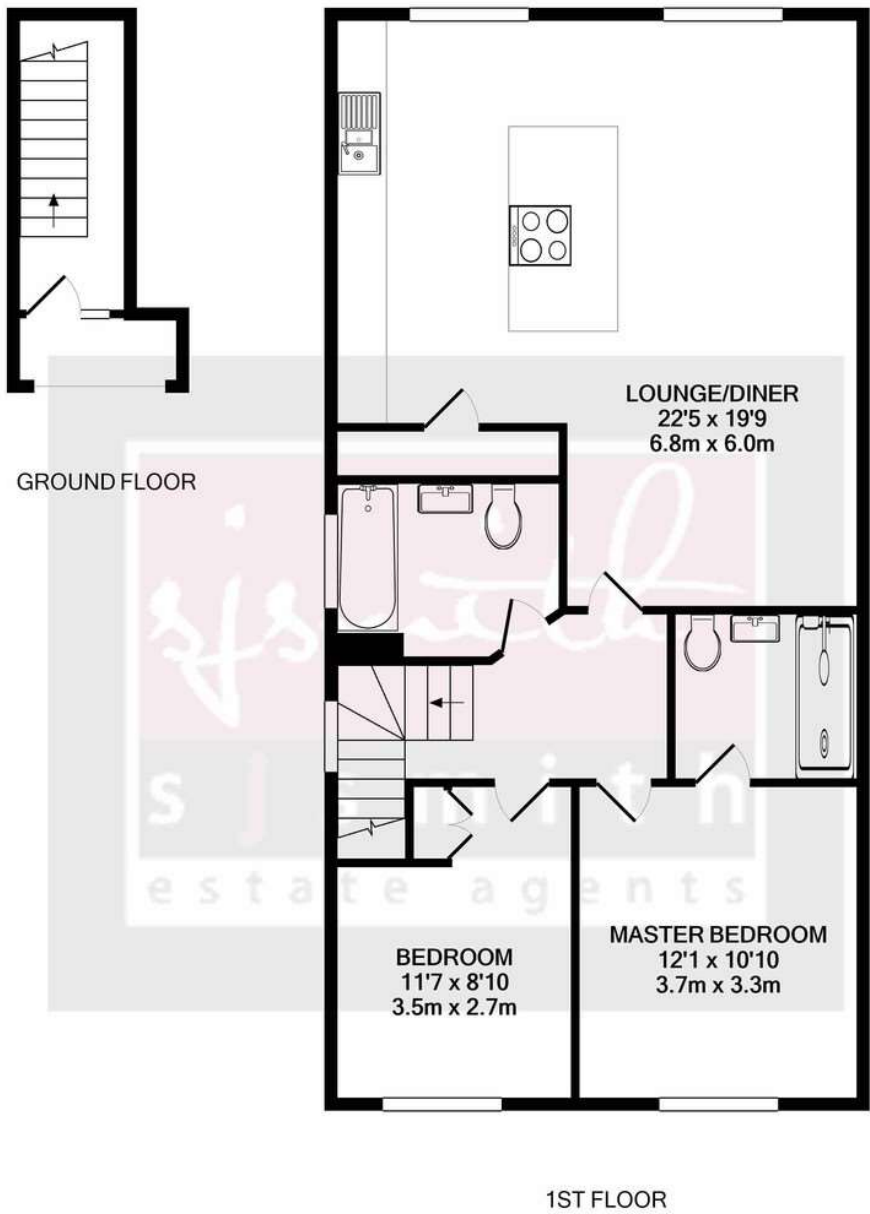
I worked with Chad, Louis and Nicola on the selling of my property in Ashford, and the purchase of a new property with them also. They are honest, decent professionals that have a lovely friendly approach and I cannot recommend them enough. I dealt with other estate agents in the area, with tough sales pitches, and sometimes forcing properties on us, but SJ Smith only contacted us with properties we would like; also they took amazing pictures of my property which really made it easy and quick to sell for a good price in this market! Thanks all! Cindy & James



75c Woodthorpe Road, Ashford TW15 3JT

OIEO £350,000 Share of Freehold

- **ALLOCATED PARKING**
- **STUNNING OPEN PLAN KITCHEN/LIVING ROOM**
- **SOLAR PANELS**
- **ZONAL UNDERFLOOR HEATING**
- **10 YEAR BUILDERS WARRANTY**
- **TWO BATHROOMS**
- **WALKING DISTANCE TO STATION AND HIGH STREET**
- **904 SQUARE FEET**
- **EPC RATING BAND C**



TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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A stunning two double bedroom, two bathroom first floor maisonette built in 2019 to a high specification throughout with over 900sqft of accommodation and ideally situated just 0.3 mile from Ashford train station and high street. Offered with a Share of the Freehold and 122 year lease (which is in the process of being upgraded to 999 years), the property boasts many attractive features including: an allocated parking space, a covered archway entrance with mosaic tiled steps then lead through the front door in the entrance hallway and winding stairs to the spacious maisonette. The first floor comprises of a spacious landing, loft access, a stunning 22ft5 x 19ft9 open plan kitchen living room with quartz worktops, centre piece island, ample work surfaces and storage cupboards, utility cupboard with high pressure water cylinder and an impressive lowered ceiling with under lighting. There are two double bedrooms, the master of which has a luxury ensuite shower room, a further three piece family bathroom suite and zonal underfloor heating throughout the property. This maisonette was built in 2019 and also benefits from solar panels to ease the electrical bills monthly and a 10 year ICW Builders warranty. Internal viewings are highly recommended!

LEASE: Approx 122 years remaining, however the vendor is upgrading the lease to 999 years upon completion

SERVICE CHARGE: Approx £85pcm

GROUND RENT: £250 Per annum, this will change to £0 per annum once lease upgraded

All subject to the usual solicitors confirmation

