

## 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! Sindy & James



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### 47 West Close, Ashford, TW15 3LN

#### Offers In Excess Of £350,000 - Freehold

Offered with no chain and requiring some modernisation is this keenly priced three-bedroom family home which is situated in the ever-popular West Close in Ashford within walking distance of the station and High Street. Benefits include: entrance porch, bright and airy living room to the front aspect which leads into the dining area to the rear with the separate kitchen adjacent with space for the usual utilities. Upstairs are two double bedrooms, the larger of which has fitted wardrobes, and there is a decent size single bedroom, family bathroom and access to the loft for additional storage. Externally the property overlooks a traffic free mews to the front aspect and enjoys a private garden to the rear. There is also a single garage situated in a nearby block to the rear of the property.



- NO CHAIN
  - IDEAL FIRST TIME BUY OR INVESTMENT
  - MODERNISATION REQUIRED
- PROBATE APPLIED FOR
  - WALKING DISTANCE TO ASHFORD STATION
  - EPC RATING BAND E

