



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. ”

Alekhya Jarathi



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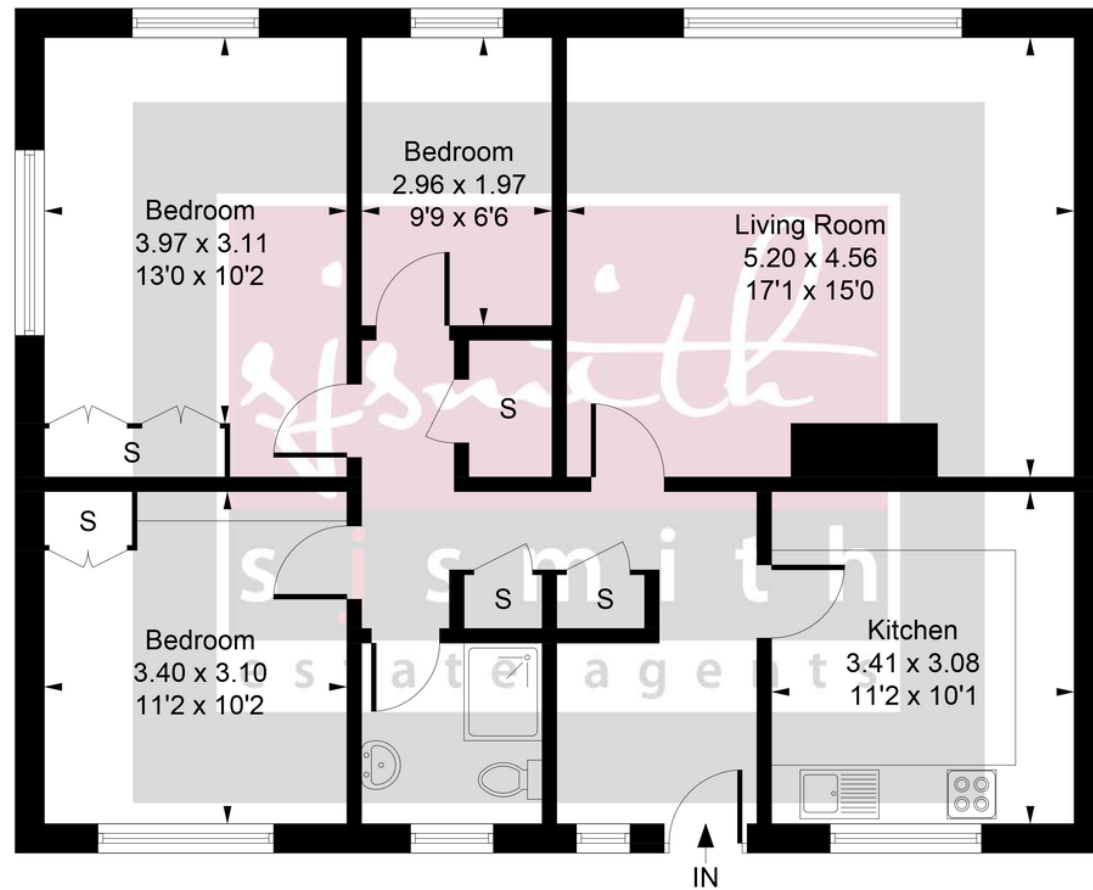
75 St. Annes Avenue, Stanwell, TW19 7RL

£325,000 - Leasehold

Located just a short distance from the amenities of Clare Road, this stunning three-bedroom ground floor maisonette benefits from a long lease, a private garden and has been refurbished throughout to a high standard. The front garden has been thoughtfully improved by the current owners, featuring a well-appointed patio area, a vegetable patch and 2 external storage cupboards plus an outdoor storage shed. The garden provides direct access to the property. Upon entering, a spacious and welcoming hallway immediately creates a sense of light and space, setting the tone for the rest of the home. The newly installed kitchen boasts a range of modern fitted units and worktops, a gas hob and additional appliances. Generous in size, it comfortably accommodates a breakfast table and enjoys pleasant views over the garden. This property offers excellent proportions throughout, with no small rooms. The impressive lounge measures approximately 17' x 15', providing ample space for both sitting and dining areas. Large windows and contemporary vertical radiators enhance the overall feel of the room. The wide hallway leads to all remaining accommodation and benefits from 3 additional storage cupboards. There are two well-proportioned double bedrooms, both finished with fitted wardrobes and dressing table, including master bedroom with double aspect windows. The stunning shower room has also been newly appointed and features a walk-in shower cubicle, vanity unit with inset sink, and fully tiled floors and walls, creating a real sense of quality and finish. Bedroom three is a generous single room doubles up as bedroom or study/office area and completes the accommodation for this exceptional home.

- GROUND FLOOR MAISONETTE
- THREE BEDROOMS
- LONG LEASE
- EXCELLENT TRANSPORT LINKS
- PRIVATE GARDEN
- AMPLE STORAGE
- RECENTLY REFURBISHED
- EPC RATING BAND C

Approximate Gross Internal Area
85.09 sq m / 916 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 C being £2,144.69 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

Lease and service charge information, all to be confirmed via solicitors;

Tenure: Leasehold - 154 years remaining on the lease

Service Charge: £130 per calendar month

Ground rent: £10 pa

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.