



### 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



21 Meadway, Ashford, Surrey, TW15 2TJ

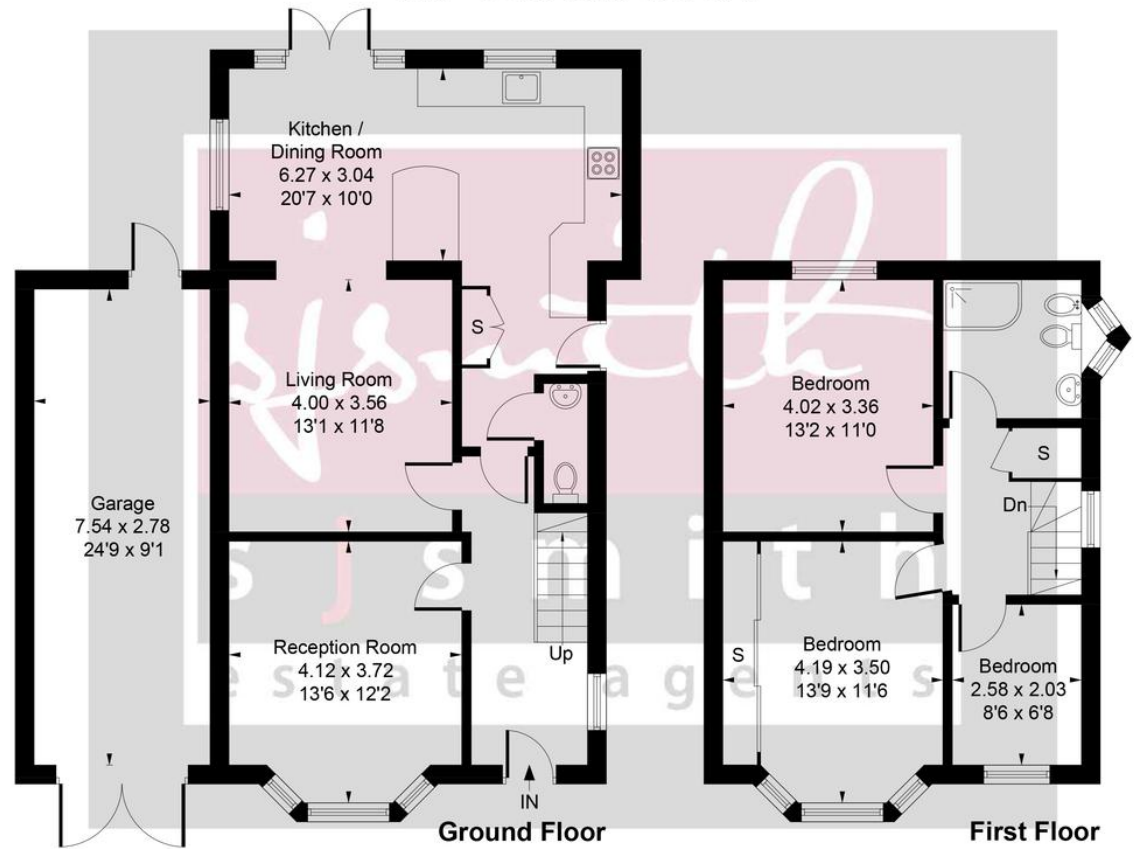
£850,000 Freehold

- Premier Ashford address
- Moments from Ashford amenities
- Electric charging point
- Ground floor kitchen extension
- Groundfloor W.C
- Off street parking via Resin driveway
- Garage
- EPC Rating Band D

### Council Tax

Spelthome Borough Council, Tax Band F being £3,649.38 Council tax bands can be reassessed by local authorities at any point, the council taxband is only taken at point of listing and should not be relied on as current banding

Approximate Gross Internal Area = 111.80 sq m / 1203 sq ft  
 Garage = 21.73 sq m / 234 sq ft  
 Total = 133.53 sq m / 1437 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.



Situated on one of Ashford's most sought-after residential roads, this beautifully presented and extended three bedroom detached family home offers spacious and versatile accommodation, complemented by ample off-street parking via resin driveway, Electric charging point, a beautifully maintained rear garden, a garage and a ground floor cloakroom. A bright and welcoming entrance hall immediately sets the tone for the rest of the property, creating a wonderful sense of space and warmth throughout. To the front of the home, the attractive bay-fronted reception room is currently utilised as a home office and nursery, although it would equally make an elegant formal sitting room. Further along the hallway is a convenient ground floor cloakroom before entering the impressive rear extension. The heart of the home is the thoughtfully designed kitchen, which has been extended to create an exceptional open-plan family space, ideal for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, generous work surfaces and a separate breakfast bar. This sociable space flows effortlessly into a dedicated dining area overlooking the rear garden through patio doors, whilst a comfortable snug provides the perfect place to relax with family and friends. The first floor comprises two generous double bedrooms, with the principal bedroom benefitting from fitted wardrobes and the second offering ample space for additional bedroom furniture. The stylish family bathroom is fitted with a contemporary suite including a walk-in shower, wash hand basin, WC, bidet and two heated towel rails, complemented by tasteful floor and wall tiling. Completing the accommodation is a well proportioned third bedroom, ideal as a child's bedroom, nursery or home office. The rear garden is a particular highlight of the property, having been beautifully maintained to create a peaceful and private outdoor retreat. A generous patio adjoins the rear of the house, providing the perfect setting for al fresco dining and entertaining, whilst the expansive lawn is framed by mature trees, colourful shrubs and established borders, creating a wonderful backdrop throughout the seasons. Offering an excellent degree of privacy, the garden provides ample space for children to play or keen gardeners to enjoy. A gated side pathway provides convenient access to both the garage and the front driveway, adding to the practicality of this

