



## 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 Sheidrake

“

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.

Alekya Jarathi



16 The Wickets, Ashford, Surrey, TW15 2RR

£775,000 Freehold

- Detached family home
- Five bedrooms
- Off street parking
- No onward chain
- Three bathrooms
- Ground floor W.C
- Central Ashford location
- EPC Rating Band C

## Council Tax

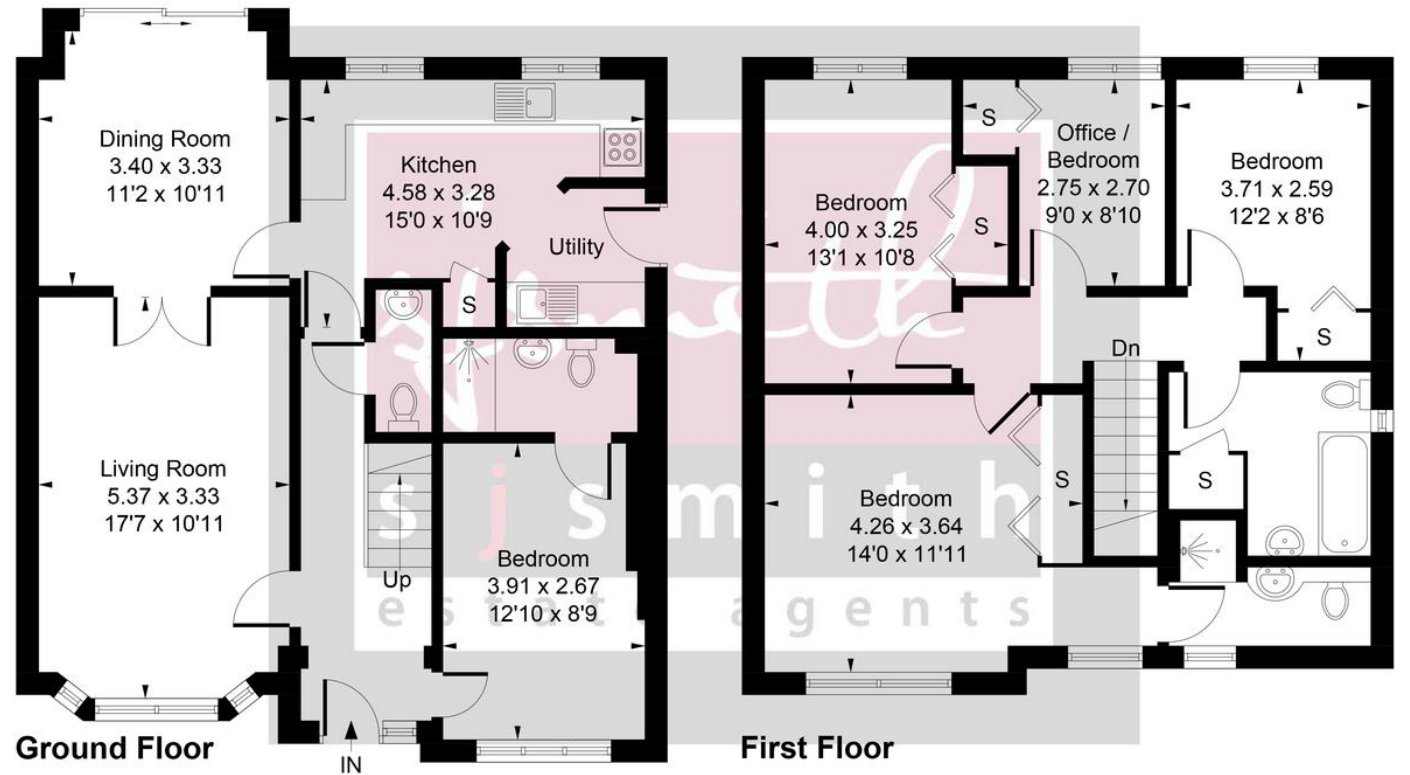
Spelthome Borough Council, Tax Band G being £4,210.82 Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Located within this desirable and highly sought-after residential cul-de-sac, just moments from Ashford High Street and its excellent amenities, is this beautifully presented and thoughtfully remodelled five bedroom detached family home. Offering versatile accommodation throughout, the property benefits from off street parking, a ground floor ensuite bedroom, an ensuite principal bedroom, utility room, ground floor cloakroom and is offered to the market with No Onward Chain. Lovingly updated by the current owner, this bright and airy home provides well-balanced living space ideally suited to modern family life. A welcoming entrance hallway immediately creates an excellent first impression and incorporates a convenient ground floor W.C. From here, access is provided to the principal reception room and the former garage, which has been expertly converted to create a spacious double bedroom complete with its own ensuite shower room, making it ideal for multigenerational living, visiting guests or independent teenagers. The kitchen has been stylishly updated and features a range of fitted units and worktops with space for appliances, whilst a separate utility room provides additional practicality and storage. Both the kitchen and adjoining dining room enjoy attractive views across the rear garden, creating a pleasant backdrop for everyday living and entertaining.

To the first floor are three generous double bedrooms, including an impressive principal bedroom benefiting from its own ensuite shower room. The fifth bedroom is currently utilised as a home office and benefits from a built-in wardrobe, offering flexibility to suit a variety of requirements. A modern family bathroom completes the accommodation, fitted with a white suite incorporating a shower over the bath, complemented by a matching anthracite vanity cabinet and heated towel rail.

Externally, the rear garden has been thoughtfully arranged and offers an attractive combination of lawn, patio seating areas and well-stocked flower and shrub borders. Keen gardeners will appreciate the dedicated vegetable patches, whilst a useful shed provides additional storage. The garden also benefits from direct side access to the front of the property, adding further convenience.

Approximate Gross Internal Area  
131.10 sq m / 1411 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.

