



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



307 Rochfords Gardens, Berkshire. SL2 5XE.

Leasehold £310,000

Modern Three-Bedroom Detached Townhouse with Garage in Prime Location Situated in a highly sought-after development close to the town centre, local shops, and excellent transport links, this beautifully presented three-bedroom, two-bathroom detached townhouse offers a perfect blend of contemporary living and practical design.

Property Overview: This unique, fully detached townhouse is ideal for first-time buyers, families, or investors. The property boasts a private attached garage—ideal for secure parking or additional storage—and features modern architecture with well-kept landscaping and elevated positioning, adding to both curb appeal and privacy. **Inside the Property:** A spacious reception room provides a welcoming main living area, ideal for relaxing or entertaining, with soft finishes that enhance the cosy atmosphere. The separate kitchen and dining area serves as the heart of the home, offering ample workspace, modern appliances, and generous cabinetry.

The dining space comfortably accommodates a family-sized table—perfect for everyday meals or hosting guests. Upstairs, the first floor houses the master bedroom with its own en-suite bathroom, while two further bedrooms and a family bathroom are located on the second floor. Each bedroom includes built-in storage and natural light. Underfloor heating runs throughout the home, offering year-round comfort. **Outside Space:** Enjoy a low-maintenance private garden—ideal for alfresco dining or relaxing outdoors with family and friends.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

if considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer



is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



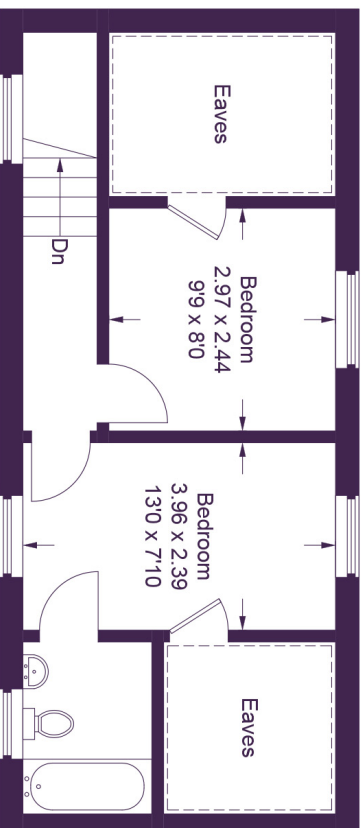
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307, Rochfords Gardens



Approximate Gross Internal Area
Ground Floor = 3.7 sq m / 40 sq ft
First Floor = 47.6 sq m / 512 sq ft
Second Floor = 40.0 sq m / 430 sq ft
Garage = 11.3 sq m / 122 sq ft
Total = 102.6 sq m / 1,104 sq ft

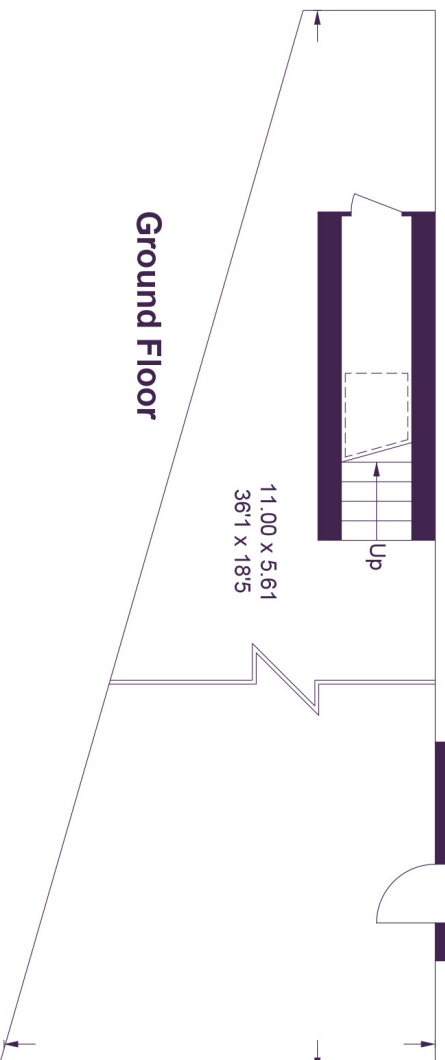


Second Floor



First Floor

 = Reduced Head Height Below 1.5M



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.