



** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000 ** Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

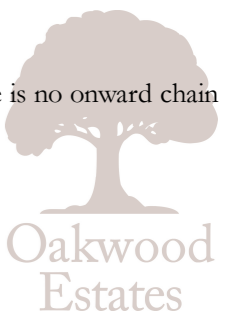
This four bedroom detached house is situated on a generous plot within a short walk of Taplow Rail Station (Queen Elizabeth Line) and local amenities. The property is located within the catchment zone for both Lent Rise School and Burnham Grammar and was built in the 1920s. It is offered to the market in need of modernisation and with the potential to extend onto the side/rear (STP).

The ground floor features three reception rooms with the inclusion of a 12ft living room, a 12ft sitting room and a 12ft dining room with French doors onto the rear garden. There is also a 12ft fitted kitchen and entrance hall.










To the first floor there are four well-proportioned bedrooms and a three piece family bathroom.

Externally, the south-facing rear garden is well enclosed and generous in size. The garden is mainly laid to lawn with tall trees to both sides providing plenty of privacy. Whilst to the front of the property there is a gated driveway with space for one car - however this could easily be adapted to allow for further parking if required.

This property is an ideal family/project purchase offering a wealth of potential in a convenient location. There is no onward chain allowing for the possibility of a quick sale.

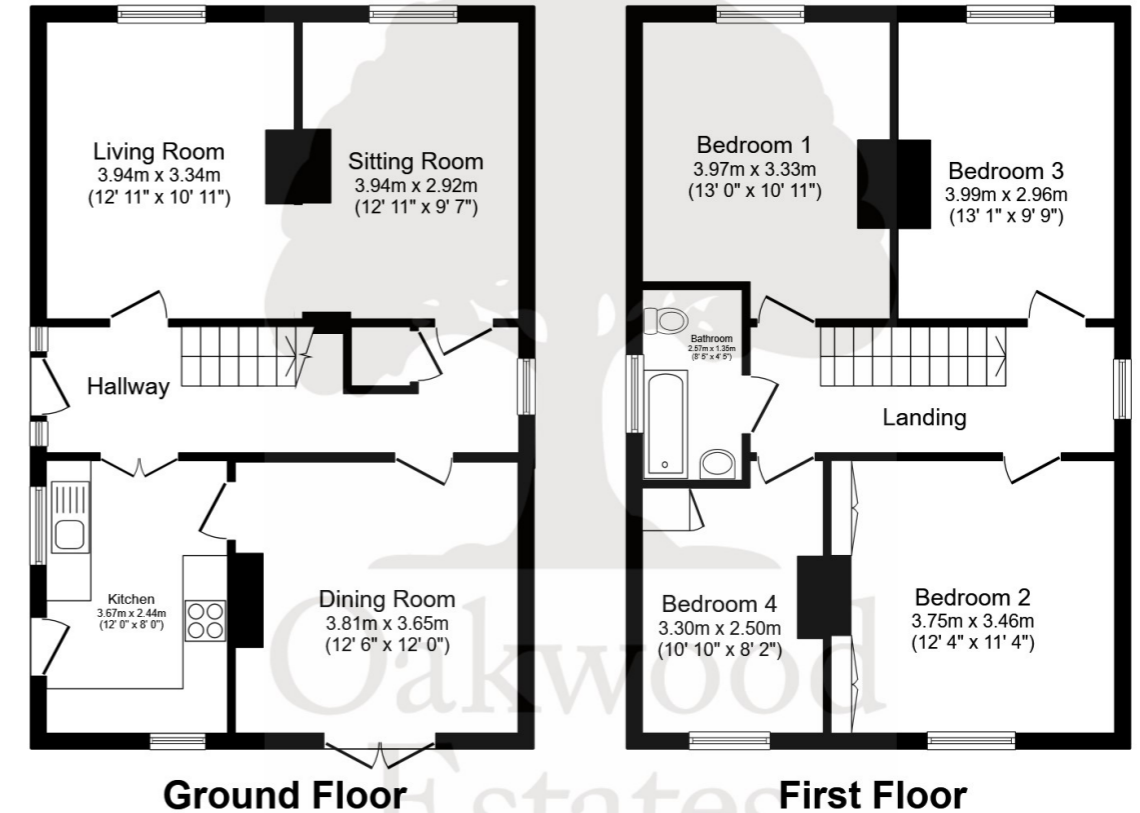


Property Information

-  **FOUR BEDROOM DETACHED HOUSE**
-  **SOLD VIA 'SECURE SALE'**
-  **GENEROUS PLOT**
-  **LENT RISE SCHOOL / BURNHAM GRAMMAR CATCHMENT ZONES**
-  **SOUTH-FACING GARDEN**
-  **IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE**
-  **WALKING DISTANCE TO TAPLOW STATION (CROSS RAIL)**
-  **NEEDS MODERNISATION**
-  **POTENTIAL TO EXTEND (STP)**

					
x4	x3	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area 121.6 sq.m. (1,309 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or 'The Auctioneer'. Bids can be made via the Marketing Agents or via 'The Auctioneers' website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and 'The Auctioneer' in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by 'The Auctioneer', all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

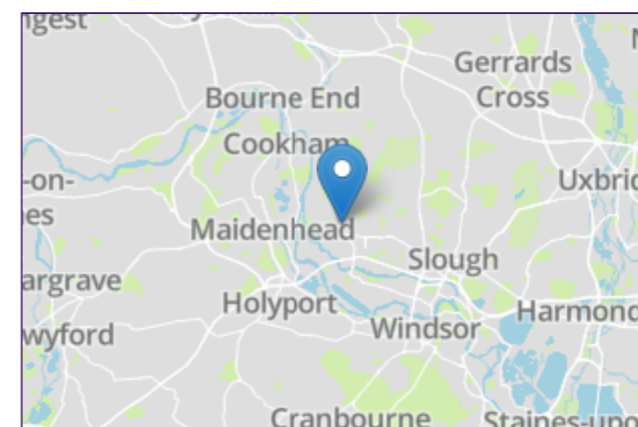
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In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and 'The Auctioneer' may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax

Band F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	