



Queens Road
Slough SL1 3QP

for sale guide price
£500,000



Property Description

A seven bedroom semi-detached house (previously a HMO) located in this popular residential road and is within walking distance to Slough High Street and mainline station with Elizabeth line offering fast trains into London. The property benefits from two bathrooms, gas central heating to radiators, double glazed windows and off street parking for two-three cars. Potential to extend (SSTP).

£349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than

Ground Floor

Entrance Hall

Radiator, stairs to first floor, cloaks cupboard

Shower Room

Fully tiled shower cubicle, wash hand basin with mixer tap, low level WC, tiled floor, built-in cupboard housing wall mounted boiler, radiator.

Lounge/Room Seven

10' 7" x 10' 1" (3.23m x 3.07m)
Front aspect, radiator.

Room One

16' 9" x 7' 3" (5.11m x 2.21m)
Rear aspect, radiator.

Room Two

13' 11" x 12' 7" (4.24m x 3.84m)
Front aspect, radiator.

Room Three

10' 3" x 10' 1" (3.12m x 3.07m)
Front aspect, radiator.

Kitchen

13' 11" x 6' 9" (4.24m x 2.06m)
Rear aspect, single drainer sink unit with mixer tap and cupboard under, range of wall and base units, gas cooker point, integrated four ring electric hob with cooker hood, space for fridge freezer, door to rear garden.

Cloakroom

Wash hand basin, low level WC, radiator.

First Floor

First Floor Landing

Access to loft

Room Four

13' 5" x 11' 6" (4.09m x 3.51m)
Front aspect, radiator.

Room Five

12' 3" x 6' 7" (3.73m x 2.01m)
Rear aspect, radiator.

Room Six

10' 8" x 10' 2" (3.25m x 3.10m)
Front aspect, radiator.

Bathroom

Paneled bath with mixer tap, wash hand basin, low level WC, radiator.

Outside

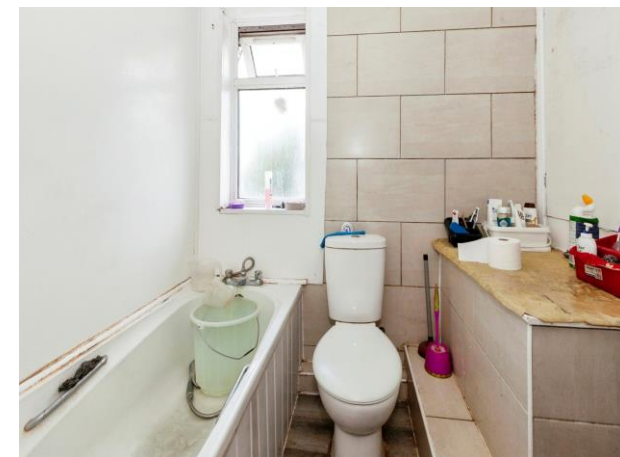
To The Front

Off street parking for two-three cars.

Rear Garden

Mainly laid to lawn.





To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SGH311092 - 0003