



Drift Way Colnbrook Slough SL3 0LQ

for sale guide price
£390,000



Property Description

A recently refurbished purpose built four bedroom family home located in a popular residential area of Colnbrook. Situated opposite fields, close to local amenities, easy access to the M4 Junction within catchments of local Primary and Grammar Schools.

It benefits from ground floor cloakroom, separate kitchen/ diner, family bathroom, double glazed windows, gas central heating, private rear garden, driveway providing off street parking, potential to extend to the rear & convert loft - STPP and offers no chain.

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

£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.

trance Hall

Stairs to first floor, radiator, laminate floor

Lounge

13' 3" max x 12' 10" max (4.04m max x 3.91m max)

Front aspect window, laminate floor, understair cupboard, radiator

Kitchen

16' 2" x 9' 6" (4.93m x 2.90m)

Rear aspect windows, range of wall & base units, one and a half bowl sink drainer, four ring gas hob with electric oven under, plumbing for dishwasher & washing machine, space for fridge freezer, store cupboard, radiator

Cloakroom

Rear aspect window, WC, radiator

First Floor

Landing

Access to fully boarded loft

Bedroom One

11' x 11' 7" (3.35m x 3.53m)

Front aspect window, cupboard, radiator

Bedroom Two

11' 6" x 8' 7" (3.51m x 2.62m)

Rear aspect window, radiator

Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m)

Rear aspect window, radiator

Bedroom Four

11' x 9' 9" (3.35m x 2.97m)

Front aspect windows, radiator

Bathroom

Rear aspect window, bath with mixer tap & shower attachment, wash hand basin, WC, radiator

Outside

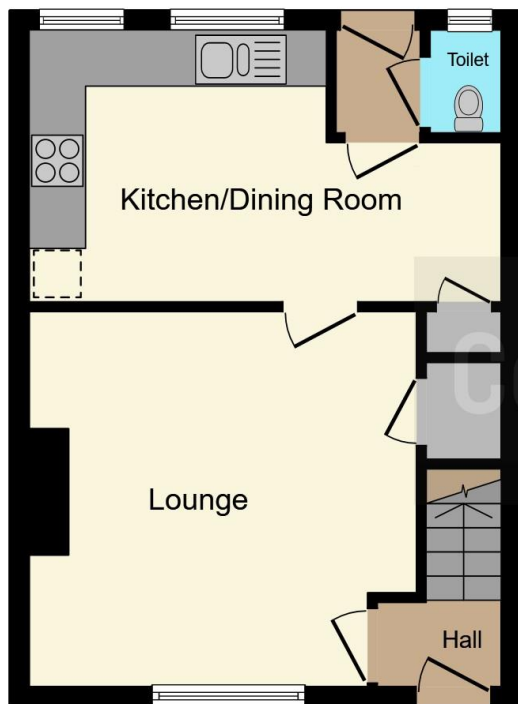
To The Front

Driveway providing off street parking, alley way leading to rear garden

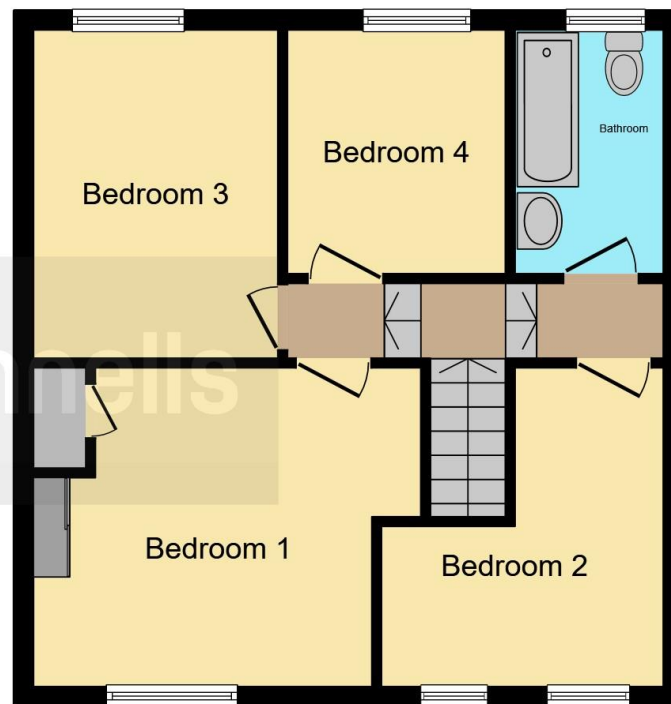
To The Rear

Rear garden - This is of good side with a patio area, artificial lawn and garden shed. Gate to access alley way leading to the front.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold



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