



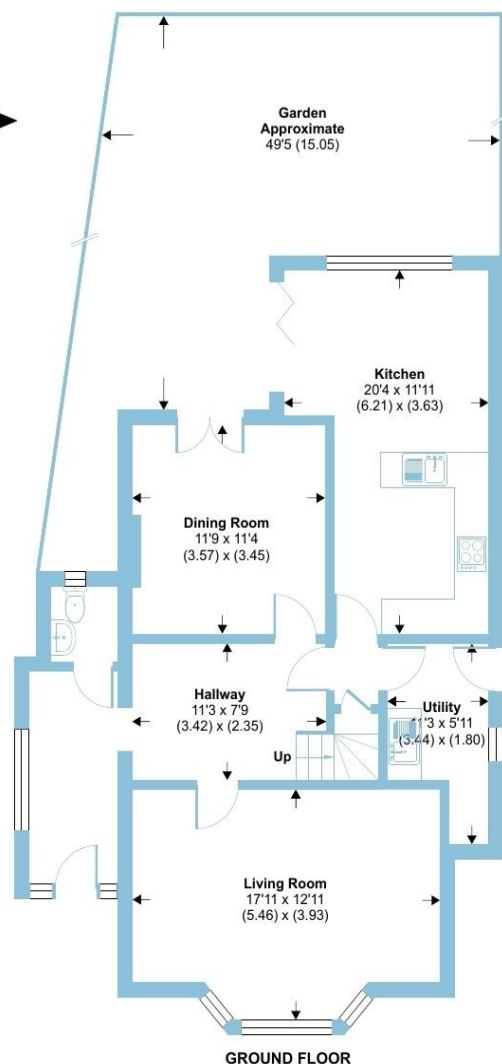
Fausto, Ellington Road, Taplow, Maidenhead SL6 0AX

welcome to

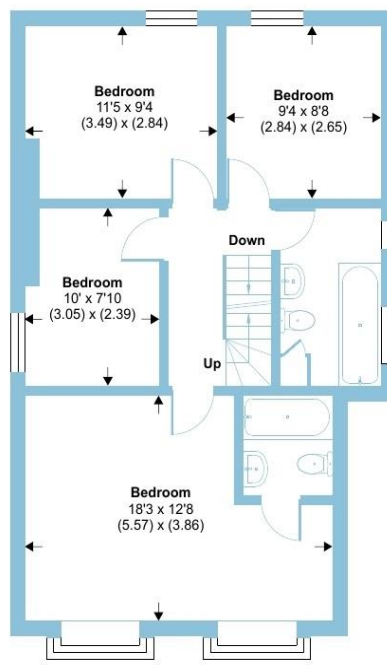
Fausto, Ellington Road, Taplow, Maidenhead

Situated in one of the most desirable tree-lined roads in Taplow and within a short stroll of the River Thames is this beautiful character home in a Conservation Area and on the Buckinghamshire Local Heritage List. The property offers generous living accommodation over three floors and is being offered for sale with vacant possession and **NO CHAIN**. To the front of the house there are 2 driveways with lowered kerbs providing off-road parking for at least 2 vehicles, and to the rear there is an attractive rear garden. The property is conveniently located for both Maidenhead & Taplow railway stations (Paddington/Elizabeth Line) and road connections are equally as good with the M4 (Junctions 7 and 8/9) offering links with Heathrow, Central London, West Country and the M25. Local schools are close by and other local amenities such as restaurants are within a short walk. **Property is offered for sale through Modern Auction which is operated by iamsold Limited.**

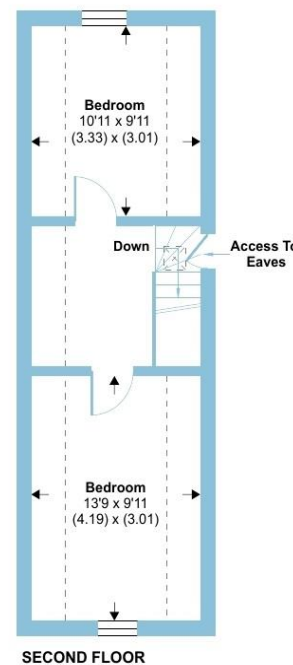




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnard Marcus. REF: 1319412



Ellington Road, Taplow, Maidenhead, SL6

Approximate Area = 1720 sq ft / 159.7 sq m

Limited Use Area(s) = 115 sq ft / 10.6 sq m

Total = 1835 sq ft / 170.4 sq m

For identification only - Not to scale

Denotes restricted
head height

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.

welcome to

Fausto, Ellington Road, Taplow

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- VACANT POSSESSION & NO CHAIN
- DESIRABLE TREE-LINED ROAD
- WITHIN A SHORT STROLL OF THE RIVER THAMES
- LOCAL SCHOOLS & AMENITIES CLOSE BY
- CONVENIENTLY LOCATED FOR MAIDENHEAD & TAPLOW STATIONS
- GENEROUS FAMILY ACCOMMODATION OVER THREE FLOORS
- SIX BEDROOMS, TWO BATHROOMS
- TWO DRIVEWAYS TO THE FRONT PROVIDING PARKING FOR AT LEAST 2 VEHICLES

Tenure: Freehold EPC Rating: D

Council Tax Band: F

Starting bid

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MHD122787 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Roger Platt is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


roger platt



01628 773333



Maidenhead@rogerplatt.co.uk



**25-29 Queen Street, MAIDENHEAD, Berkshire,
SL6 1NB**



rogerplatt.co.uk