

Connells

Maple Cottage Billet Lane
Slough

Maple Cottage Billet Lane
Slough SL3 6DG

for sale guide price
£900,000







Property Description

Offered to the market with no onward chain and available via the Modern Method of Sale (T&Cs apply), Maple Cottage is a substantial five-bedroom detached family home offering spacious and versatile accommodation across three floors. Requiring some modernisation, it presents an excellent opportunity to create a superb family home in a desirable location.

The accommodation begins with a large entrance porch leading into a welcoming entrance hall. The ground floor features a spacious lounge opening into the dining room, ideal for family living and entertaining. The kitchen/breakfast room provides direct access to the rear garden and leads to a bright triple-aspect reception room with further garden access. A ground-floor shower room completes this level.

The first floor offers four well-proportioned bedrooms, all with fitted wardrobes. Bedroom two benefits from an en-suite shower room, while a family bathroom serves the remaining bedrooms. Occupying the entire second floor, the impressive principal bedroom provides a private retreat with its own en-suite and useful storage space.

Externally, the property benefits from a low-maintenance rear garden and residents' parking.

Offering excellent potential and flexible living space throughout, Maple Cottage is a fantastic opportunity for families seeking a long-term home in a sought-after setting.

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.

Location

Maple Cottage enjoys a convenient position on Billet Lane, offering good access to a range of local amenities and transport links. Nearby Langley provides a selection of supermarkets, independent shops, cafés, restaurants and everyday conveniences, while Slough town centre offers extensive retail, leisure and dining facilities. Langley railway station is approximately 0.7 miles away and is served by the Elizabeth Line, providing direct connections to Central London, Heathrow Airport and Reading, making the location attractive for commuters.

The area is also well served by a number of highly regarded schools, including Langley Grammar School, The Langley Academy and Langley Hall Arts Academy, all within easy reach of the property.

For motorists, the property benefits from excellent road links via the M4, M25 and M40, providing convenient access to London, Heathrow Airport and the wider motorway network. Residents can also enjoy nearby green spaces and country walks within the surrounding Buckinghamshire countryside, while Black Park Country Park and Langley Park are both a short drive away.

Agents Note

Waste from the property is served by a septic tank. Contact the branch for more details.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor First Floor Second Floor





Total floor area 349.0 m² (3,757 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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111 High Street
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EPC Rating: E

Council Tax Band: H

view this property online connells.co.uk/Property/SGH311968

Tenure: Freehold

The Property Ombudsman

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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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