



MORETON WAY
SLOUGH, SL1 5LT
£390,000



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EPC C



CONCRETE-BUILT PROPERTY – PLEASE ENQUIRE ONLY IF THIS CONSTRUCTION TYPE MEETS YOUR LENDING REQUIREMENTS.

Ideally positioned within the sought-after Cippenham neighbourhood, 22 Moreton Way offers a superb blend of convenience and family-friendly living. Set on a quiet residential road, the property is within walking distance of Burnham Station (Elizabeth Line), providing excellent connections to London Paddington, the City and Heathrow. A range of highly regarded schools, local shops, leisure facilities and green open spaces are all close by, while the M4 and M25 are easily accessible for commuters.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Probate has been applied for by solicitors, and is due back early August.

- Three well-proportioned bedrooms
- Convenient ground-floor W/C
- Generous private rear garden
- Sought-after Cippenham location
- Walking distance to Burnham Station
- Excellent transport links via the M4, M25 and A4, ideal for commuters
- Close to highly regarded schools
- Quiet residential road
- Driveway
- **CONCRETE-BUILT PROPERTY - PLEASE ENQUIRE ONLY IF THIS CONSTRUCTION TYPE MEETS YOUR LENDING REQUIREMENTS.**





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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