



**60 Cookham Road, Maidenhead, SL6 7HT**  
**Asking Price £650,000 Freehold**

CHAIN FREE A particularly attractive detached four bedroomed character property with accommodation on three floors and parking space for two cars. The property is conveniently located within easy walking distance of local schools, the town centre, Sainsburys and Elizabeth Line station with fast access to central London.

### **Entrance Porch**

Quarry tiled step, glazed door with leaded light stained glass inserts and adjoining windows lead to:

### **Entrance Hall**

Stairs to first floor.

### **Cloakroom**

Comprising WC, wall mounted wash basin, tiled splashback.

### **Sitting Room**

Bay window, open fireplace with marble shelf and hearth.

### **Dining Room**

Open fireplace with tiled hearth and outer painted wood surround, double doors to:

### **Conservatory**

Sealed unit double glazed windows, dwarf brick walls, sealed unit double glazed doors leading to rear garden, quarry tiled floor.

### **Kitchen/Breakfast Room**

Well fitted with a range of units incorporating inset one and a quarter bowl stainless steel sink, work surfaces with cupboards below, inset hob, Neff double oven, pull out storage racks, utility cupboard with space and plumbing for dishwasher and washing machine, Vaillant gas fired boiler, space for large fridge-freezer, tiled floor, side access door.

### **First Floor Landing**

#### **Bedroom 1**

Built in wardrobe cupboard to one side of chimney breast with feature cast iron fireplace retained, bay window, built in airing cupboard.

#### **Bedroom 2**

Built in airing cupboard.

#### **Bedroom 3**

Cast iron fireplace retained as a feature.

### **Inner hallway**

Door leading through to:

### **Bathroom**

Comprising white suite of shaped bath with glazed screen, close coupled WC, circular wash basin with cupboard below, part wall tiling, tiled floor, chrome finish heated towel rail.

Stairs lead from first floor landing to second floor.

#### **Bedroom 4**

Under eaves storage cupboard.

### **Outside**

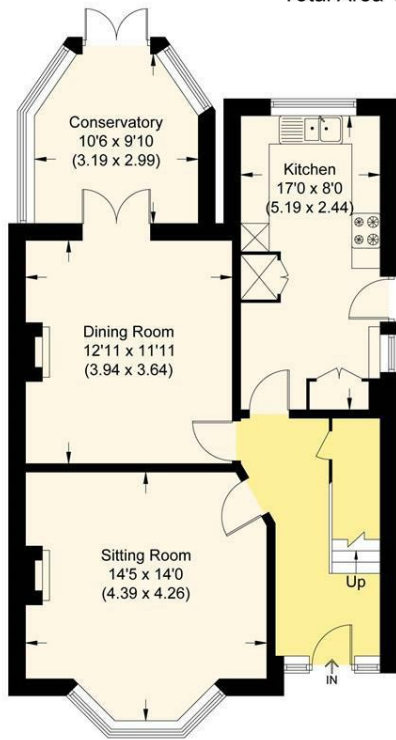
The front garden has paved parking for two cars, side access gate to both sides of the house.

To the rear the garden has mature trees, shrubs, paved patio, gravelled area, brick built store.

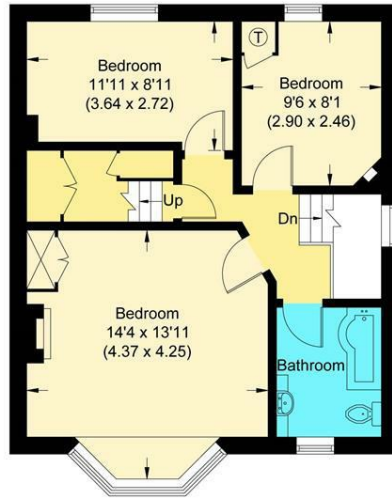
# Floor Plan

## Cookham Road

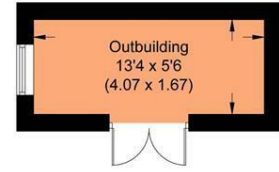
Approximate Gross Internal Area 129.59 sq m / 1394.89 sq ft  
 (Excluding Outbuilding)  
 Outbuilding Area 6.80 sq m / 73.20 sq ft  
 Total Area 136.39 sq m / 1468.09 sq ft (Including Outbuilding)



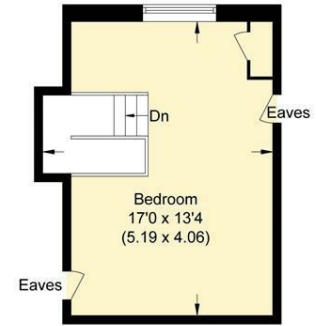
Ground Floor



First Floor



Outbuilding



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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