

**CONTOUR
BRIAR GLEN
COOKHAM
BERKSHIRE
SL6 9JP**

PRICE: £325,000 FREEHOLD



A well presented and much improved contemporary style semi-detached bungalow which offers spacious accommodation including a large main reception room with open fireplace.
The property is situated in a quiet private road which is conveniently situated being within walking distance of the station, village school and shops.

GOOD SIZE REAR GARDEN: TWO DOUBLE BEDROOMS: SITTING ROOM/DINING ROOM WITH VAULTED CEILING AND FIREPLACE: KITCHEN: ENTRANCE HALL: FAMILY BATHROOM: GAS HEATING TO RADIATORS: DOUBLE GLAZING: CAR PORT

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CONTOUR, BRIAR GLEN, COOKHAM BERKSHIRE SL6 9EZ

TO BE SOLD: Situated in a private road, an extremely well presented and much improved contemporary style semi-detached bungalow with spacious accommodation throughout. The property offers a small attractive courtyard area adjacent to the front door along with a spacious sitting room with a fireplace and vaulted ceiling, a good size kitchen, two double bedrooms and bathroom. The bungalow enjoys gas heating to radiators and sealed unit double glazing and externally there is a good size garden to the rear, a gravel driveway to the front and car port. Briar Glen is situated within approximately five to ten minutes walk from the village centre with its range of shops for day to day needs, railway station and doctors and dentists surgeries while both Maidenhead and Marlow close by offer a more comprehensive range of shopping and leisure facilities.

The accommodation in further detail comprises, all dimensions are approximate:

Replacement front door with double glazed panels and double glazed flank panels along with cedar wood fascia leading to the:

ENTRANCE HALL: Large window to the kitchen, cupboard housing boiler for domestic hot water and heating and coat cupboard. Further shelved cupboard, radiator and airing cupboard.

SITTING ROOM/DINING ROOM: 24'8" x 11'8" (7.5m x 3.6m) An attractive reception room with a vaulted ceiling, double glazed sliding doors opening to the rear garden and with further double glazed window. Open fireplace with wood burning stove and slate hearth. Two radiators, wall light points and door to:



KITCHEN: 12'9" x 8'9" maximum (3.9m x 2.7m) A range of painted wood base and eye level units with extensive rolled edge worktop surfaces and one and a half bowl stainless steel sink unit with mixer taps and drainer. Split electric four ring and gas hob, integrated Baumatic oven with extractor above, space and plumbing for washing machine, two built in cupboards and space for fridge.



BEDROOM ONE: 15'3" x 11'3" (4.6m x 3.4m) Double glazed window to the front, two radiators.

ENSUITE CLOAKROOM: Suite of basin, WC and tiled floor.

BEDROOM TWO: 14'7" x 9'0" (4.4m x 2.7m) Double glazed window to the front and radiator.

BATHROOM: White suite of tiled panel enclosed bath, low level WC, vanity unit incorporating wash basin, heated towel rail, part tiled walls and high level window allowing natural light.





OUTSIDE

EPC RATING: Current **E** Potential **D**



The property is **FREEHOLD**

DIRECTIONS: From the office turn left into Station Hill over the level crossing and take an immediate left into High Road. Proceed up High Road taking a turning on the left hand side into Briar Glen and the property to be sold can be found a short way along here on the right hand side.

For clarification we would like to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

FRONT GARDEN laid to lawn predominantly with gravel drive leading to a **CAR PORT**. Gated access to the **REAR GARDEN** which is predominantly lawned with a patio area adjacent to the rear of the house with panel enclosed fencing.

VIEWING: To avoid disappointment, please arrange to view with our office listed 01628 531222. We shall be pleased to accompany you on your inspection.



FINANCIAL SERVICES

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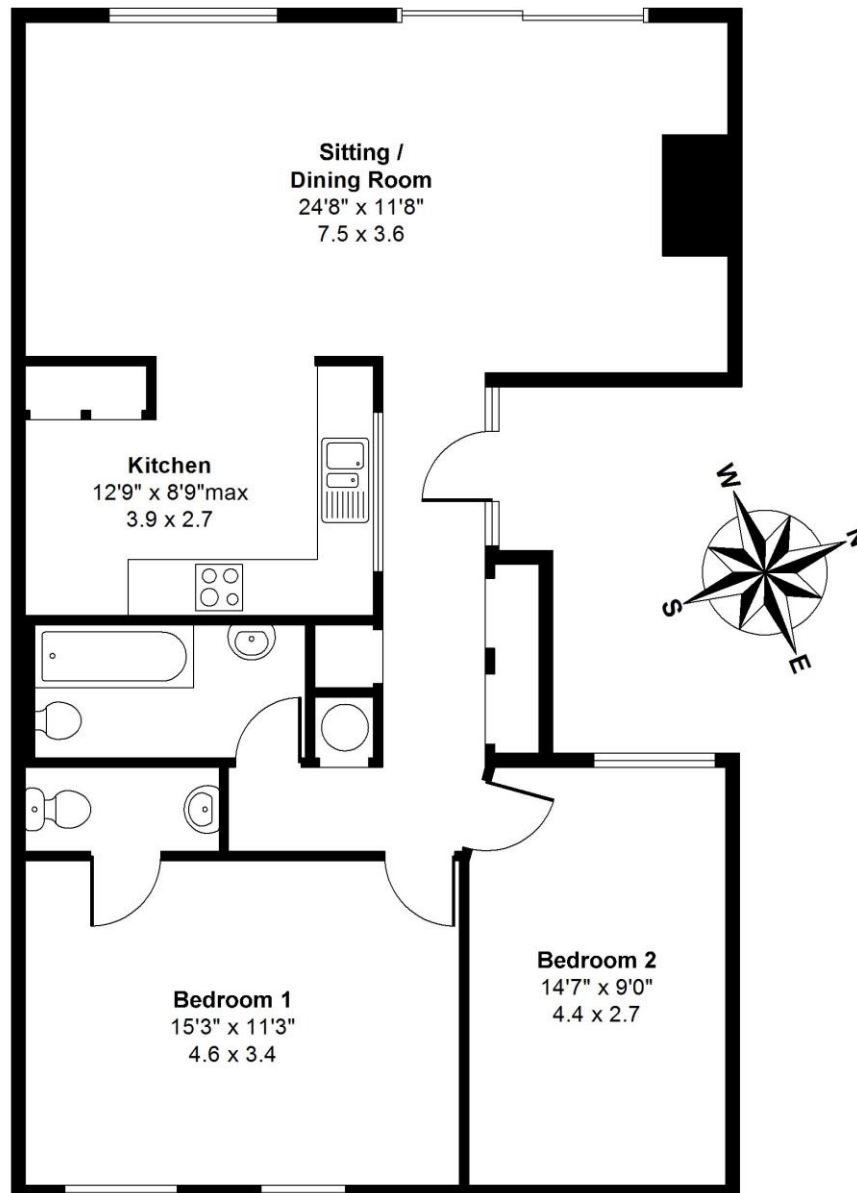
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NOT TO SCALE

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Floor Area
Approx 902 sq ft - 83.84 sq m
(Gross Internal)