



3 COXBORROW CLOSE, COOKHAM
PRICE: £475,000

am ANDREW
MILSOM

**3 COXBORROW CLOSE
COOKHAM BERKSHIRE
SL6 9HH**

PRICE: £475,000

A 1950's three bedroom semi detached house requiring renovation with potential to extend, subject to consent, set in a cul de sac location in the village centre with shops railway station and doctors surgery a few steps away.

**FRONT AND REAR GARDENS
BATHROOM AND W.C.
LIVING ROOM
DINING ROOM
KITCHEN
CONSERVATORY
GARAGE
NO ONWARD CHAIN**

TO BE SOLD: Built in the 1950's this three bedroom semi detached house comes to the market with great potential for renovation and extension, subject to planning consents. The property currently is configured with three bedrooms and two reception rooms with a separate garage at the side. Several properties in the close have been extended to make a good sized four bedroom family home. Coxborrow Close is a quiet close with cul de sacs either end in the heart of Cookham Rise village and a few steps away from the villages stores, cafes, branch line railway station, doctors and dentists. The nearby town of Maidenhead has larger amenities and the mainline railway station with the newly opened Elizabeth line now running directly into central London. The M4 and M40 motorways are easily accessible.

The accommodation comprises:-

COVERED PORCH: with hardwood front door to:-

HALLWAY: radiator, stairs to first floor.



LOUNGE: Window to front, radiator, fireplace, opening to:-



DINING ROOM: radiator, door to conservatory.

KITCHEN: sink unit, basic cupboards and drawers, radiator, door to:-

CONSERVATORY:- door to garden

FIRST FLOOR

LANDING: with loft access



BEDROOM 1: window to front, radiator two built in wardrobes.



BEDROOM 2: window to rear, radiator

BEDROOM 3: double aspect with windows to front and side, radiator

BATHROOM: Wash basin, panelled bath, airing cupboard with hot water cylinder, window to side.
SEPARATE W.C

GARAGE: Detached with up and over door, window and pedestrian to side and window to rear

OUTSIDE:

FRONT: raised garden behind retaining wall, gated passageway through to



REAR GARDEN: Fenced on three sides

AC3417 EPC RATING: D

COUNCIL TAX BAND: E

**For an appointment to view please call
Andrew Milsom Cookham
01628 531222**

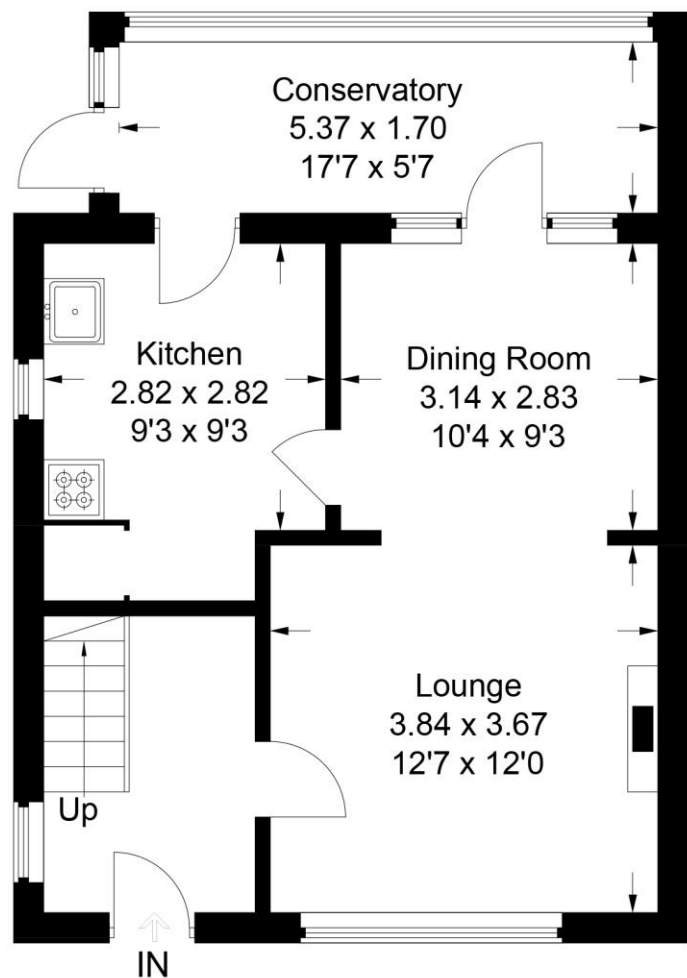
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. 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.

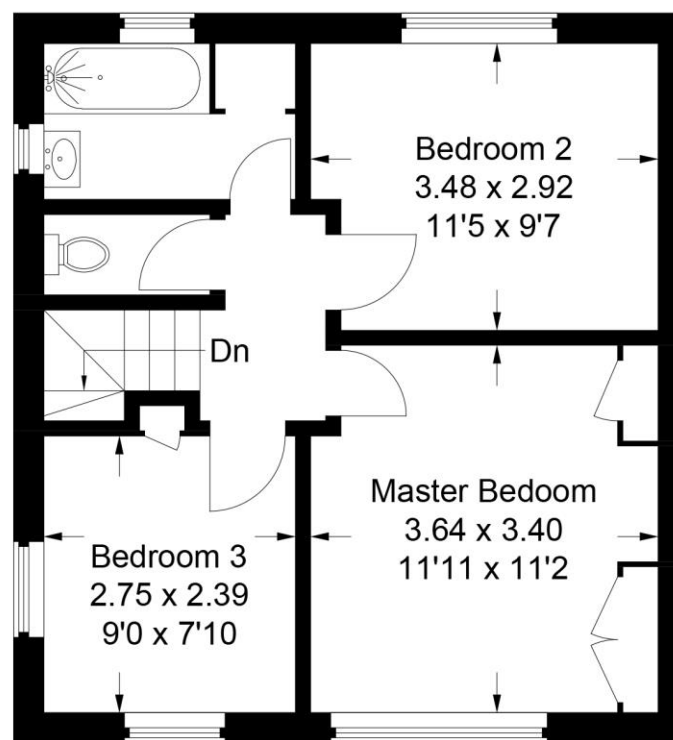
Letting and Management: We offer a comprehensive range of services for landlords. Please call 01628 816590 for further details.

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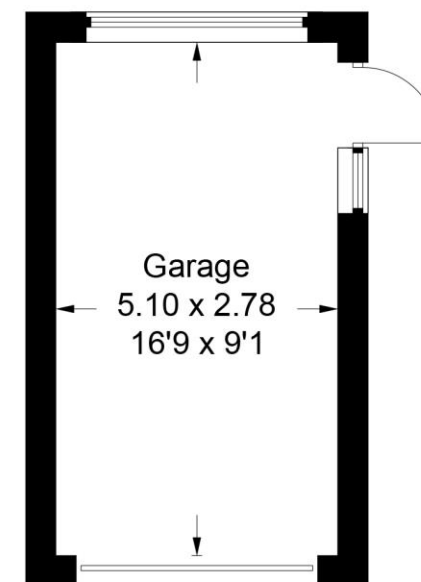
Approximate Gross Internal Area
 Ground Floor = 51.5 sq m / 555 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 106.7 sq m / 1,149 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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