



**MARITA, LOWER ROAD, COOKHAM**  
**PRICE: £525,000 FREEHOLD**

**am** ANDREW  
MILSOM

**MARITA  
LOWER ROAD, COOKHAM  
BERKSHIRE SL6 9HW**

**PRICE: £525,000 FREEHOLD**

A well modernised, three bedroom terrace house with garage located at the heart of Cookham Rise village and within a short walk to all local amenities.

**THREE BEDROOMS: ATTIC ROOM:  
BATHROOM: THROUGH LOUNGE/ DINING  
ROOM: MCEVOY AND ROWLEY FITTED  
KITCHEN: GAS CENTAL HEATING: DOUBLE  
GLAZING: REAR TERRACED GARDEN:  
DETACHED GARAGE**

**TO BE SOLD** Marita (originally built in the 1960's) has been subject of complete refurbishment by the current owners and boasts many quality features including a bespoke McEvoy and Rowley fitted kitchen. A major benefit to the property is the conversion of the attic to create a usable space with Velux window accessed by a loft ladder, the rear garden is paved and terraced and steps down to the service road at the rear and where the detached garage can be accessed. To the front are steps up to Lower Road with a three-tiered garden with gravel and herb beds with hedging at the top giving a degree of privacy, the property is situated within metres of local village amenities including grocery shop, cafes, doctors, pharmacy and Cookham branch line railway station with services to Maidenhead mainline station now on the Elizabeth Line with fast services to central London. The M4 and M40 motorways are easily accessible.

The accommodation in further detail comprises:

Attractive cottage style door with **COVERED PORCH** with front door to

**HALLWAY** with quality vinyl flooring, retro style radiator, understairs cupboard.



**THROUGH LOUNGE / DINING ROOM**, double glazed Georgian grill window to front and double glazed casement doors to rear, two retro style radiators, downlights. Fireplace with log burner on slate hearth.



**KITCHEN** a bespoke quality McEvoy and Rowley fitted kitchen with a range of floor and wall cupboards, drawers including pan drawers with quartz work surfaces over, inset butler style enamel sink, space for fridge / freezer, built in dishwasher and built in washing machine, space and gas point for gas cooker, , extractor fan over cooker. double glazed window and door to outside, downlights

**FIRST FLOOR**



access to **LOFT** which has been converted to a TV room with Velux window accessed via a loft ladder with loft eaves storage.



**BEDROOM ONE** double glazed window to rear, retro style radiator.



**BEDROOM TWO** double glazed Georgian grill window to front with built in wardrobe and retro style radiator.

**BEDROOM THREE** double glazed window to front, retro style radiator.



**BATHROOM** quality suite with panelled bath with Victorian telephone style mixer taps, low w.c., oval bowl wash basin sat on vanity cupboard units chromium towel rail combination retro radiator, double glazed Georgian grill window, attractive part-subway tiling and vinyl flooring.

#### **OUTSIDE**



A neat, small, tiered, paved **GARDEN** fenced on three sides with outside tap, gated rear access and steps down to service road, access to **DETACHED GARAGE** with up and over door. **FRONT GARDEN** with steps up to street level with three tiered gardens with levels of gravel and mature, flower, shrub and herb beds.

**DIRECTIONS** from our office in Station Parade, turn left onto Station Hill, cross over the railway and into Lower Road where Marita can be found on the right hand side.

**AC00002587**

**EPC BAND: tbc**

**COUNCIL TAX BAND: E**

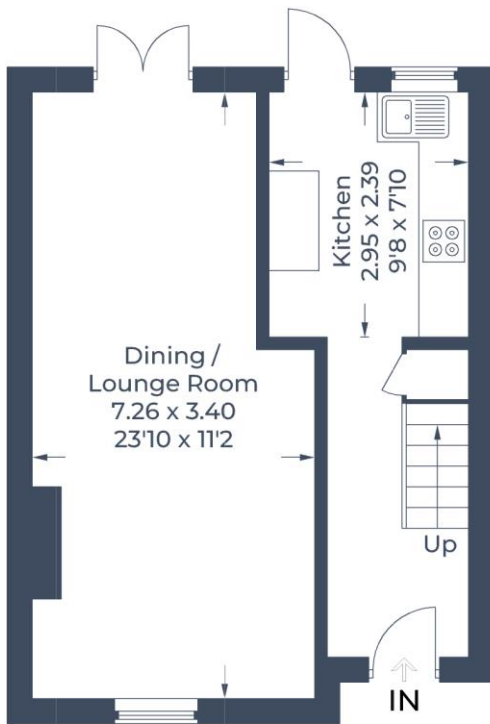
**VIEWING.** Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.

**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, fixtures and fittings.

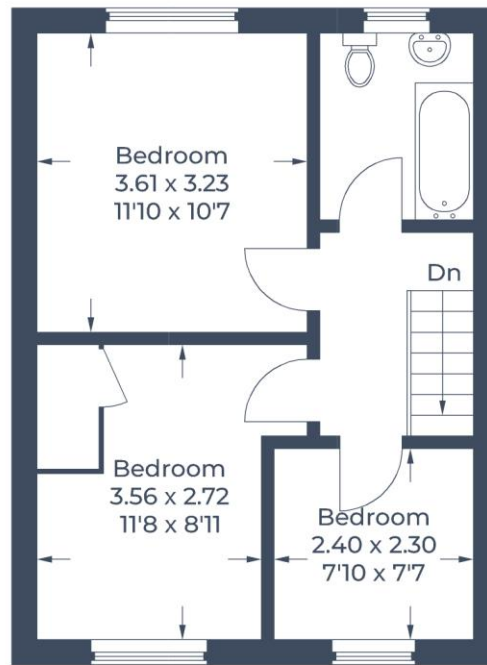
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details

*Draft Details for Client Approval*

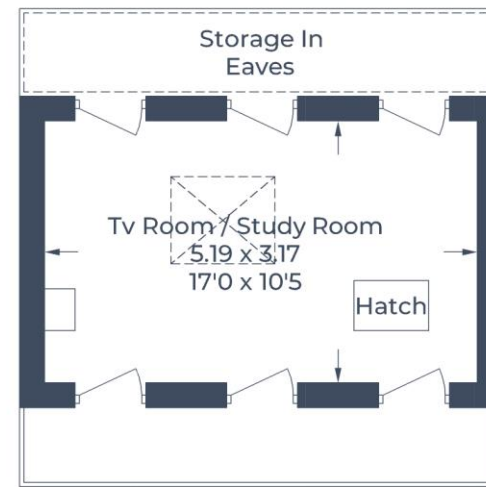
Approximate Gross Internal Area  
 Ground Floor = 37.8 sq m / 407 sq ft  
 First Floor = 38.3 sq m / 412 sq ft  
 Third Floor = 17.1 sq m / 184 sq ft  
 Garage = 15.2 sq m / 164 sq ft  
 Total = 108.4 sq m / 1,167 sq ft  
 (Excluding Storage in Eaves)



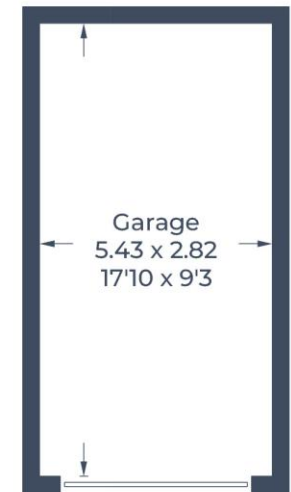
**Ground Floor**



**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)

**Garage**

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