



SOUTHWOOD ROAD, COOKHAM
PRICE: £850,000 FREEHOLD

am ANDREW
MILSON

**SOUTHWOOD ROAD
COOKHAM
BERKS SL6 9LY**

PRICE: £850,000 FREEHOLD

A substantial 1950's built extended 5 bedroom semi-detached house offering versatile accommodation with large gardens, located in a quiet cul de sac setting on the edge of Cookham village.

**GOOD SIZE ENCLOSED REAR GARDENS:
FIVE BEDROOMS: BATHROOM WITH
SEPARATE W.C.: SHOWER ROOM;
CLOAKROOM, LIVING ROOM:
DINING ROOM: BESPOKE FITTED
KITCHEN/BREAKFAST ROOM:
GARAGE WITH UTILITY ROOM AND
FURTHER CLOAKROOM: EXTENSIVE
GARDEN BUILDINGS COMPRISING STORE,
GARDEN OFFICE AND COVERED SEATING
AREA: DRIVEWAY PARKING, CAR PORT &
GARAGE: GAS CENTRAL HEATING:
DOUBLE GLAZING. QUIET LOCATION.**

TO BE SOLD: originally built in the 1950's this good sized semi-detached property has been significantly enlarged and improved over the years and now provides varied and versatile accommodation comprising five bedrooms and two reception rooms as well as a McEvoy and Rowley fitted kitchen/breakfast room. There is also a good sized attached garage with utility area and separate cloakroom. In addition to the main accommodation, at the bottom of the rear garden, is an extensive bespoke garden outbuilding comprising a pleasant covered seating area, large office/gym and a further store room. There is ample parking to the front of the property on a good sized driveway with carport. The local village amenities of Cookham Rise are with easy access and include doctor's surgery, village store, pubs, cafes, schooling and the branch line railway station serving Maidenhead main line station

with fast services to Central London via the Elizabeth Line.

For the motorist the M4 and M40 motorways are also easily accessible. The accommodation comprises:

Composite front door to **ENTRANCE PORCH** with double glazed leaded light window to front and side, cloaks cupboard, quality vinyl wood effect flooring.

HALLWAY stairs to First Floor with cupboard under and storage cupboard, double glazed leaded light window to front, radiator, quality vinyl wood effect flooring and double glass panel casement doors to



LOUNGE with double glazed leaded light window to front, radiator, dado rail, coved ceiling, attractive fireplace with marble hearth and face, timber mantel with gas coal effect fire, two pairs of glass panel casement door to



DINING ROOM with quality vinyl wood effect flooring, double glazed bifold doors to outside, radiator, double glass panelled doors through to



KITCHEN/BREAKFAST ROOM with quality vinyl wood effect flooring throughout, seven door double glazed bi-fold door system to outside, downlights, superb McEvoy & Rowley bespoke fitted Kitchen with an excellent range of wall and floor units comprising cupboards, drawers, pan drawers, pull out larders, full height bar cupboard with glass displays and shelving, peninsular unit with breakfast bar, pull out vegetable racks and multi bin system, built in dishwasher, one and half bowl stainless steel sink unit, built in oven and combination microwave oven, induction hob with cooker hood over, extensive quality Quartz surfaces, downlights, under cupboard lighting.

CLOAKROOM with low w.c., wash bowl and cupboard unit, extractor fan, tiled floor, tiled surface and double glazed window to front.

FIRST FLOOR

LANDING with double glazed leaded light window to front, loft hatch and airing cupboard.



BEDROOM ONE double glazed leaded light windows to front and rear, coved ceiling, two radiators within screens, extensive built in furniture including an eight door fitted wardrobe with mirror and leaded light doors, shelf and drawer units, two fitted drawer units with window seats and cupboards, fitted dresser unit.

BEDROOM TWO double glazed leaded light window to rear, radiator, coved ceiling.

BEDROOM THREE double glazed leaded light windows to rear and radiator.

BEDROOM FOUR double glazed leaded light window to rear, radiator and dado rail.

BEDROOM FIVE double glazed leaded light window to side and radiator.

FAMILY BATHROOM with double glazed leaded light windows, fully tiled walls, tiled bath with shower screen and mixer bar shower, pedestal wash basin, chromium heated towel rail, downlights.

SEPARATE W.C. with low w.c., wash basin, half tiled walls, radiator, double glazed leaded light window, downlights.

SEPARATE SHOWER ROOM deep shower cubicle with bi-fold doors, mixer bar shower unit, half tiled walls, downlights, radiator, double glazed leaded light window.

OUTSIDE

TO THE FRONT is an extensive block paved driveway providing ample parking for several vehicles leading to **COVERED CAR PORT**, storage

ATTACHED GARAGE with an electric roller door, stainless steel sink unit with work surfaces and plumbing for washing machine, double pedestrian doors to rear, cupboards and wall mounted gas central heating boiler, power and light. Further **CLOAKROOM** with w.c. and wash basin.



TO THE REAR is a good sized south east facing garden chiefly laid to lawn, raised decking area with lighting stepping down to an extensive area of lawn

with flower and shrub beds with an irrigation system fenced on all sides giving a high degree of privacy. Bespoke quality garden building with pleasant seating area and a good sized office with power and heating and aircon large store room.

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EPC BAND: D

COUNCIL TAX BAND: E

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: from our office in Station Parade turn right onto Station Hill. Turn right at the mini roundabout onto Maidenhead Road. Proceed under the railway bridge turning right into Whyteladyes Lane where Southwood Road can be found on the left hand. The property will be found at the bottom of the cul de sac.

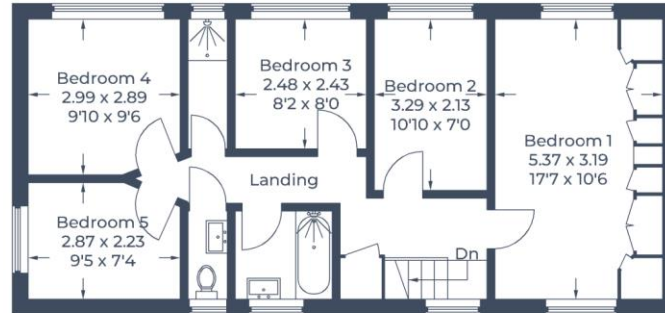
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

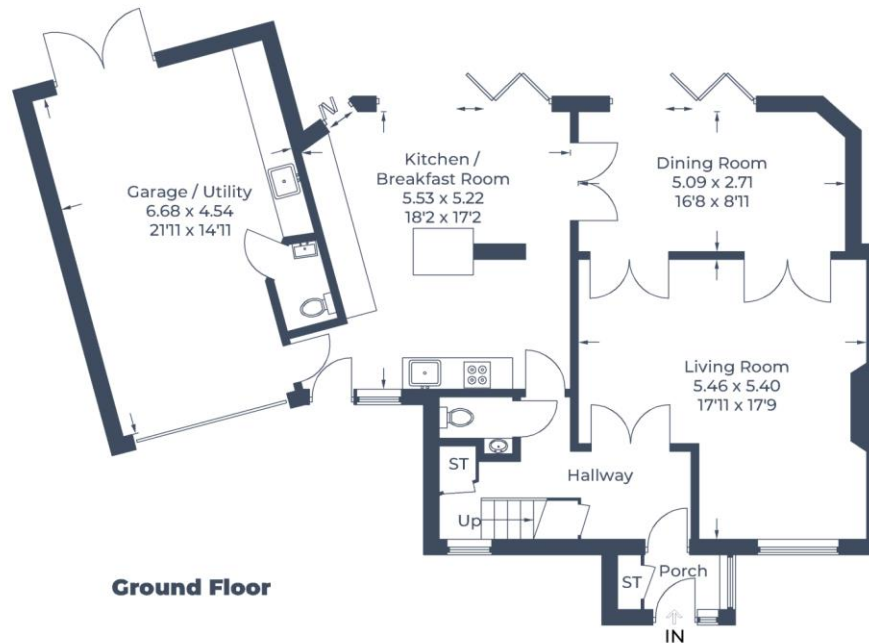
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 112.4 sq m / 1,210 sq ft
First Floor = 65.3 sq m / 703 sq ft
Total = 177.7 sq m / 1,913 sq ft (Including Garage)



First Floor



Ground Floor

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