



87 LOWER COOKHAM ROAD, MAIDENHEAD
PRICE: £1,500,000 FREEHOLD

am ANDREW
MILSON

**87 LOWER COOKHAM ROAD
MAIDENHEAD
BERKS SL6 8JY**

PRICE: £1,500,000 FREEHOLD

A substantial detached, fully modernised, family home set in correspondingly large private west facing gardens and offering well laid out and versatile accommodation.

**FRONT GARDEN WITH GENEROUS PARKING:
LARGE PRIVATE REAR GARDEN WITH
OUTDOOR SEATING AREAS AND HOT TUB:
FOUR BEDROOMS – ONE WITH ENSUITE
SHOWER ROOM: FAMILY BATHROOM:
CLOAKROOM: LARGE LANDING: SITTING
ROOM: FAMILY ROOM/SNUG/OFFICE: NEWLY
FITTED WELL APPOINTED BESPOKE KITCHEN
IN OPEN PLAN LIVING/DINING/SITTING ROOM:
UTILITY ROOM: BOOT ROOM: INTEGRAL
GARAGE: GAS CENTRAL HEATING:
MONITORED ALARM SYSTEM: FULL FIBRE
BROADBAND AVAILABLE:
SOUGHT AFTER LOCATION.**

TO BE SOLD: located in the sought after river area of Maidenhead, this large, impressive, detached family home is presented in excellent condition throughout and benefits from a recently installation and extremely well designed bespoke kitchen open plan with a large sitting/dining area plus a further living room and family room/office. There is also a utility room and boot room with outside access and an attached garage. On the first floor are four good bedrooms, shower room and bathroom. The overall plot of 0.31 acre provides a front garden with generous parking and the rear garden is large and extremely private with various outdoor seating areas, including under a pergola with vines. The property is located in the sought after river area with pleasant walks and nearby restaurants. Maidenhead town centre has an excellent range of shopping, sporting and social facilities as well schooling for all ages. The railway station, which links to the Elizabeth Line and provides fast access to London and Reading. The M4 and M40 motorway are easily accessible. The accommodation comprises:

COVERED PORCH with slate tiled floor, downlights and outside light. Hardwood front door and side panels.

HALLWAY spacious with parquet flooring, dado rail, downlights and coved ceiling.

CLOAKROOM downlights, double glazed window, electric radiator, tiled flooring, dado rail, corner basin, low w.c.,

FAMILY ROOM/SNUG/POSSIBLE 5TH BEDROOM: double glazed windows to front, coved ceiling, radiator, fitted wall and floor cupboards, L shaped to **Study Area** with parquet flooring, coved ceiling, radiator and casement door to outside and skylight.



SITTING ROOM an attractive room with parquet flooring, feature fireplace with carved mantel and slate front and marble hearth, coved ceiling, two radiators, two pairs of casement doors with side panels to garden.



OPEN PLAN KITCHEN/DINING/SITTING ROOM a magnificent room recently refurbished with quality tiled flooring, single and double casement doors to outside, downlights and ceiling speakers, stylish vertical radiators.



Kitchen extremely well equipped bespoke fitted kitchen with an extensive range of wall and floor units comprising cupboards, drawers, pull out larders, pull out multi bin refuse unit, built in Cople wine fridge, built in Neff dishwasher, full height built in fridge, built in stack of Neff twin ovens, one and a half bowl stainless steel sink unit, very large island unit with built in induction hob with ceiling extractor and further stainless steel sink, all with quality marble worktops, downlights and concealed lighting, double glazed window and further full height window to front, mirrored recess glass display area, mirrored door to

UTILITY ROOM/BOOT ROOM with tiled flooring, downlights, plumbing for washing machine, further work surfaces and cupboards, upright freezer and dishwasher, door to garden, sink and timber work surfaces, wall mounted Vaillant gas central heating boiler, radiator and door to

GARAGE with two up and over doors, power and light, partly converted giving single garage space and half garage storage, window to side.

FIRST FLOOR

HALF LANDING with double glazed window to front.

LANDING spacious with cupboards, downlights and dado rail, large airing cupboard with hot water cylinder and loft access.

FAMILY BATHROOM with chromium heated towel rail, double aspect with double glazed windows to front and side, fully tiled walls and floor, downlights, extractor fan, oval bath with centre taps and hand shower, large rectangular wash basin in vanity unit, low w.c. with concealed cistern, large shower cubicle with rainforest shower head and hand shower.



BEDROOM ONE casement doors and side panels to Juliette balcony overlooking garden, fitted wardrobe, coved ceiling and radiator.

ENSUITE SHOWER ROOM with shower cubicle with rainforest shower head and hand shower, low w.c. with concealed cystem, large rectangular wash basin with vanity unit, double glazed window to side, downlights and chromium heated towel rail.

BEDROOM TWO casement doors with side panels to Juliette balcony overlooking the garden, downlights, coved ceiling, radiator, three door fitted wardrobe

BEDROOM THREE built wardrobe, coved ceiling, downlights, double glazed window to rear and radiator.

BEDROOM FOUR double aspect with double glazed windows to front and side, radiator.

OUTSIDE

TO THE FRONT is a large sweeping gravel driveway with parking for many vehicles, the of lawn with flower and shrub beds, gated side access to



THE REAR GARDEN is well designed with a large extensive paved terrace areas with various seating areas – one under an attractive pergola with vines, concealed stand alone shed, area of lawn, fenced on all sides with mature trees and shrubs giving total privacy, outside light and tap.

EPC BAND: D
COUNCIL TAX BAND: G

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

DIRECTIONS: using the postcode SL6 8JY from Maidenhead, once in Lower Cookham Road number 87 can be found on the left hand side towards Sheeppouse Road.

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 = 154.8 sq m / 1,666 sq ft
 First Floor = 77.4 sq m / 833 sq ft
 Total = 232.2 sq m / 2,499 sq ft
 (Including Garage)

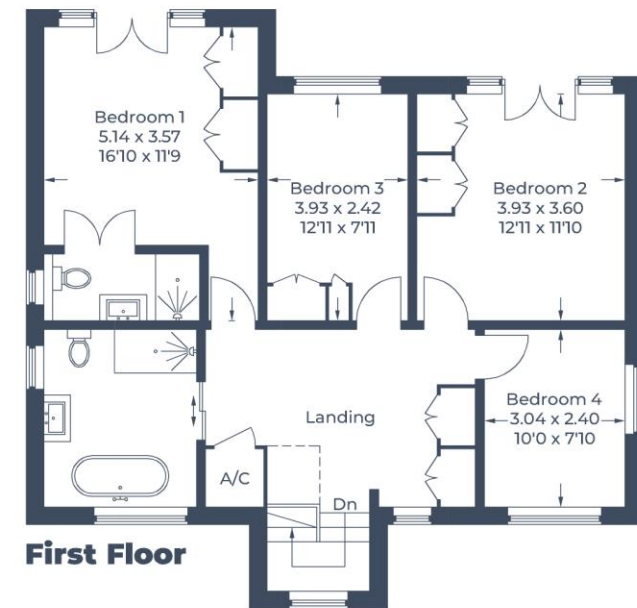
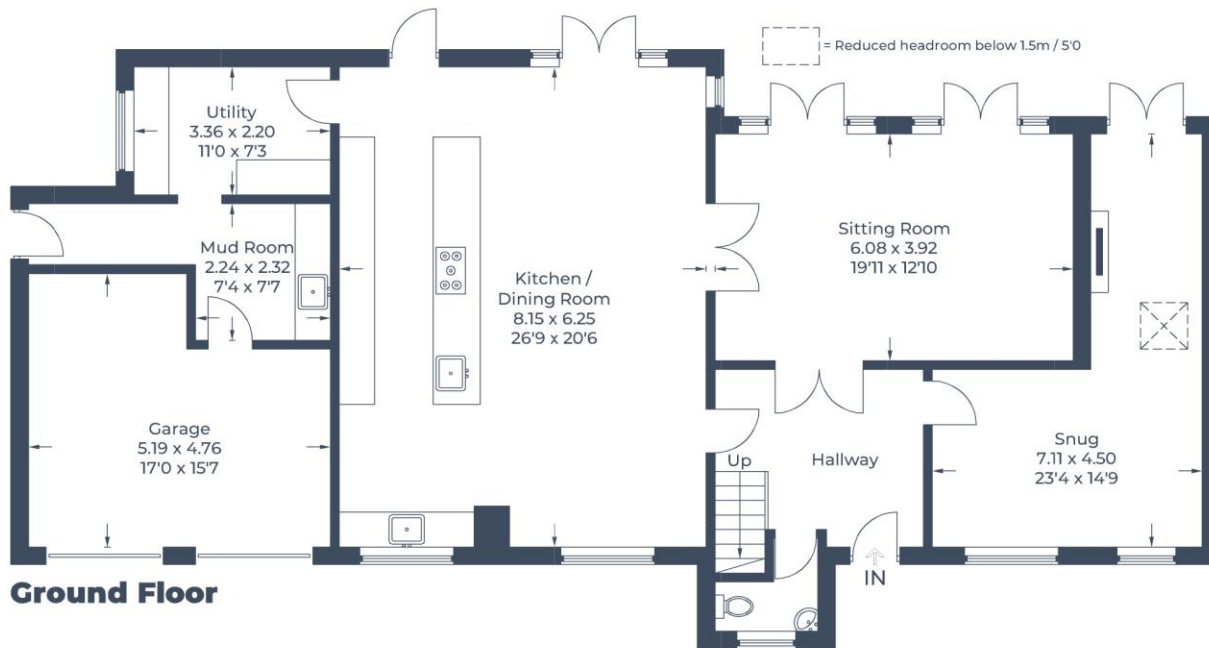


Illustration for identification purposes only,
 measurements are approximate, not to scale.