



5 HAMFIELD COTTAGES, COOKHAM
PRICE: £499,950 FREEHOLD

am ANDREW
MILSON

**5 HAMFIELD COTTAGES
LOWER ROAD
COOKHAM
BERKS SL6 9HQ**

PRICE: £499,950 FREEHOLD

Situated in a very convenient location within a short walk of the railway station, shops and schools, a pleasant Victorian terrace cottage in good order throughout having been much improved over recent years whilst retaining much of its original charm and character.

**ATTRACTIVE SOUTH FACING GARDEN:
TWO BEDROOMS: FIRST FLOOR
BATHROOM: SITTING ROOM:
DINING ROOM WITH LOG BURNING
STOVE: FITTED KITCHEN:
GAS CENTRAL HEATING:
DRIVEWAY PARKING.
SHORT WALK TO STATION.**

TO BE SOLD: a pleasant, modernised Victorian mid terrace cottage in good order throughout retaining many of its original features including fireplaces and stripped wooden doors. There is an attractive bow fronted window to the sitting room with brick breast fireplace. The separate dining room has an additional fireplace with an inset log burning stove and the pleasantly fitted kitchen opens onto the south facing garden which is of a good size. There is off road parking to the front for one vehicle. Cookham Rise is well served with village shop, doctors, infant schools, dentists, cafes and pubs and the branch line railway station running to Maidenhead mainline station with fast services to Central London. For the motorist, the nearby M4 and M40 motorways are easily accessible. The accommodation comprises:

Composite double glazed front door to



LIVING ROOM with attractive bow window to the front, radiator, exposed brick chimney breast with fireplace on quarry tiled hearth and shelving.



DINING ROOM exposed brick chimney breast with inset fireplace on quarry tiled hearth with wood burning stove, radiator, original built in cupboards and deep under stairs cupboard, wall light points.



KITCHEN double glazed Georgian grill window and double glazed door to garden, quarry tiled flooring, range of modern wall and floor units comprising cupboards and drawers with worktops over, stainless steel sink unit, built in gas hob and electric oven, stainless steel extractor hood, plumbing for washing machine, built in dishwasher, spotlights.

FIRST FLOOR

LANDING with loft access.



BEDROOM ONE double glazed window to front, fitted wall cupboards, built in wardrobes, cast iron fireplace and mantel, radiator.



BEDROOM TWO deep over stairs cupboard, double glazed window to rear, radiator.



BATHROOM modernised with panel bath with shower screen and shower unit, tiled surround, low w.c., wash basin with vanity cupboard under, vinyl flooring, double glazed window to garden, airing cupboard with Worcester gas central heating boiler and heated towel rail.

OUTSIDE



TO THE REAR is a pleasant south facing garden with paved patio area, area of lawn stepping up to a further area with garden shed, mature flower and shrub beds, outside light.

TO THE FRONT is off road parking for one vehicle.

AC 2800

EPC BAND: C

COUNCIL TAX BAND: E

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

DIRECTIONS: From our office in Cookham turn left onto Station Hill and on into Lower Road. The property can be found on the left after the Pharmacy.

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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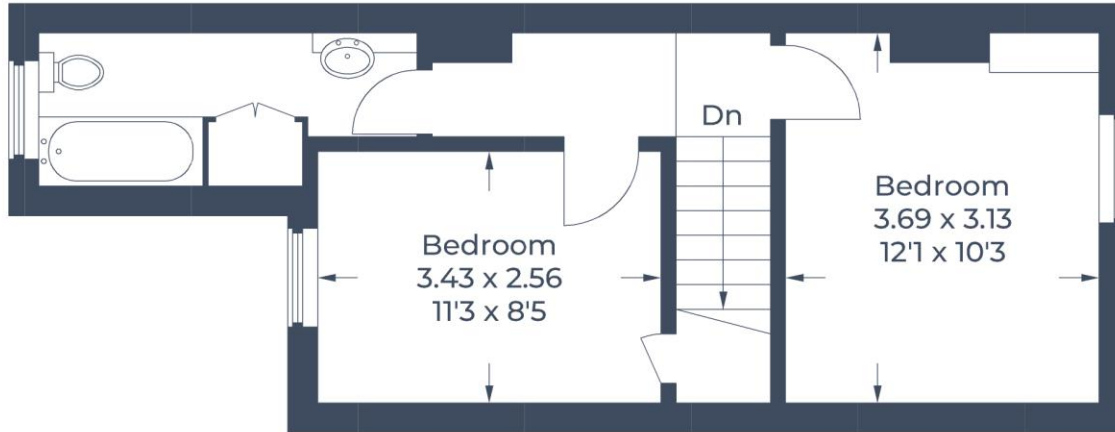
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

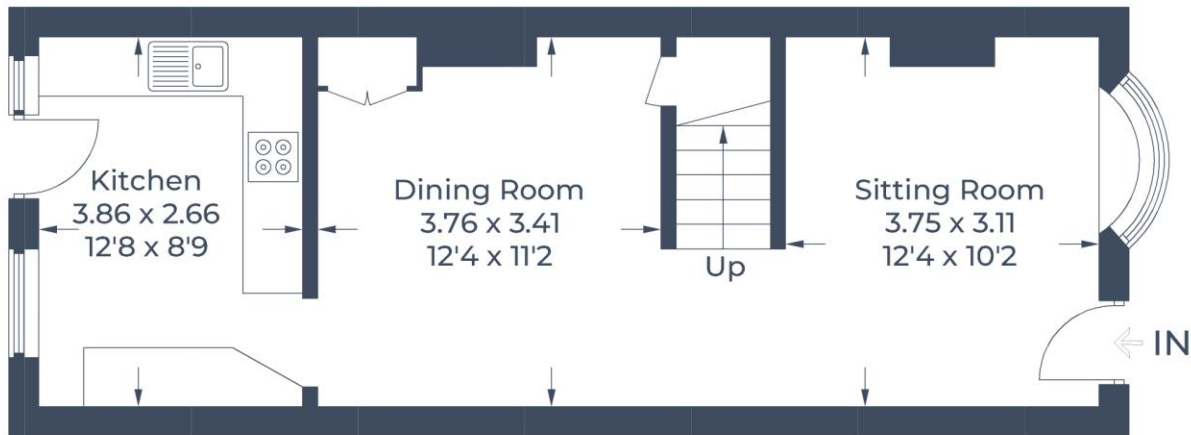
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 40.2 sq m / 433 sq ft
First Floor = 33.8 sq m / 364 sq ft
Total = 74 sq m / 797 sq ft



First Floor



Ground Floor

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