



3 TRINITY COTTAGES, COOKHAM
PRICE: £515,000 FREEHOLD

am ANDREW
MILSON

**3 TRINITY COTTAGES
MAIDENHEAD ROAD
COOKHAM
BERKS
SL6 EQ**

PRICE: £515,000 FREEHOLD

A surprisingly spacious, attractive and well designed modern cottage, built just 15 years ago to a high specification, located in a convenient position in this ever popular village.

**TWO GOOD BEDROOMS: BATHROOM:
LOUNGE AREA: LARGE WELL FITTED
KITCHEN: CLOAKROOM:
REAR GARDEN WITH SIDE ACCESS: FRONT
GARDEN WITH PARKING SPACES: DOUBLE
GLAZING: GAS CENTRAL HEATING.**

TO BE SOLD: Built to a high standard 15 years ago and under the same ownership since new, this modern end terraced cottage has surprisingly spacious accommodation and some attractive features including a large arched picture window in the main bedroom. The cottage has been well maintained by the current owner, both inside and outside. To the front are two allocated parking spaces. The property is in walking distance of Cookham Rise with a good range of local amenities including shops and cafes, doctors, post office, dentists. The local branch line station has a regular service to mainline Maidenhead station. For the motorist, the M4 and M40 motorways are easily accessible.

The nearby towns of Marlow and Maidenhead provide more extensive shopping, schooling and sports facilities.

The accommodation comprises:

Attractive brick arched porch with lighting and hardwood side door to :

HALLWAY with :

CLOAKROOM: Luxury suite of rectangular basin in on shelf, low w.c. with concealed cistern, tiled floor, part tiled walls, downlight, extractor fan, radiator



LOUNGE AREA: Attractive double glazed casement doors with side panels to garden, radiator, tv point, stairs to first floor, cupboard under the stairs with megaflow hot water cylinder.



KITCHEN: Extremely well equipped with extensive cream fronted cupboards, some glass fronted, and drawers with wood effect worktops to both sides, one and a half bowl stainless steel sink unit, built in fridge freezer, built in electric oven with five ring gas hob and cooker hood extractor, built in dishwasher, built in washing machine, cupboard housing gas central heating boiler, radiator, wood laminate flooring, attractive double glazed bay window to front.

LANDING:



BATHROOM: good size with luxury suite of panelled bath with centre mixer tap, low w.c. with concealed cistern, circular wash basin and shelf, corner shower cubicle with shower unit and rainforest shower head, chromium heated towel rail, double glazing, downlights, extractor fan, tiled flooring and part tiled walls.



BEDROOM ONE: Attractive feature arched double glazed picture window with far reaching easterly views, vaulted ceiling, radiator.



BEDROOM TWO: Double glazed window to front, radiator.

OUTSIDE:



REAR GARDEN: is a pleasant well cared for garden, chiefly laid to lawn with paved patio area, fenced on three sides, mature flower beds, paved side pathway through to:

FRONT: Block paved parking area with allocated parking for two vehicles, behind hedging.

DIRECTIONS: From our office in Cookham, turn right onto Station Hill and turn right at the mini roundabout. Proceed under the railway bridge and turn left into Maidenhead Road where Trinity cottages can be found immediately on the left.

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EPC BAND: C

COUNCIL TAX BAND: TBA

VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531 222**. We shall be pleased to accompany you upon your inspection.

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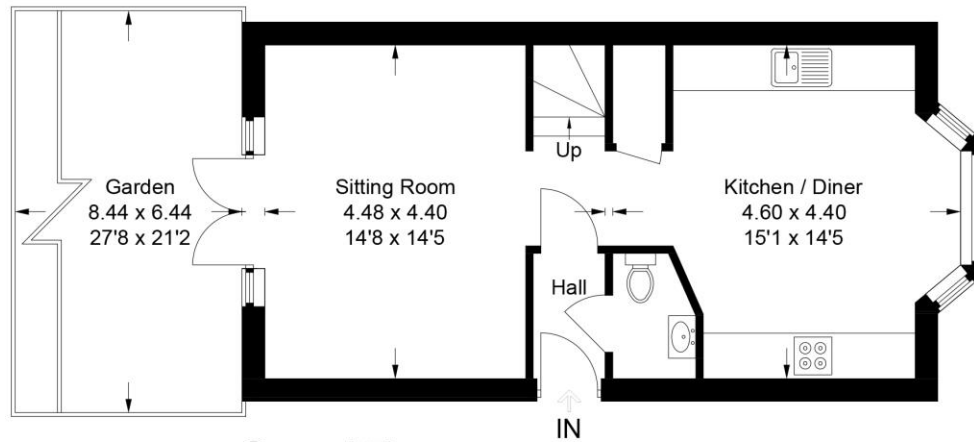
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

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.

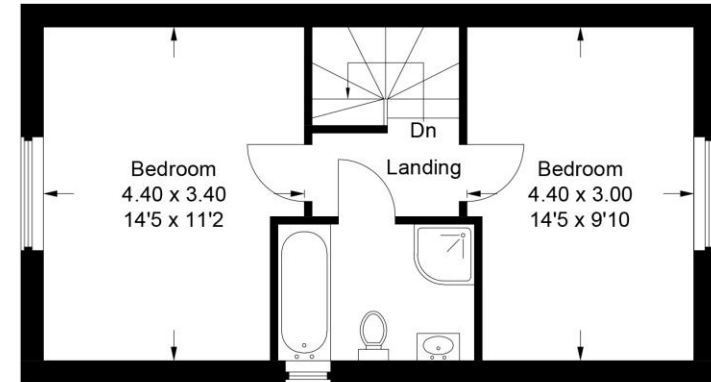
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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.

Approximate Gross Internal Area
75.5 sq m / 812 sq ft
(Excluding Stairs)



Ground Floor



First Floor

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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