



9 HAMFIELD COTTAGES, COOKHAM
PRICE: £495,000 FREEHOLD

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

PRICE: £495,000 FREEHOLD

A well-presented Victorian mid terrace character cottage with a fully open plan ground floor. The cottage is situated in a popular location within a short walk of shops, amenities and railway station.

**WELL MAINTAINED SOUTH FACING REAR GARDEN WITH SUMMERHOUSE:
TWO BEDROOMS:
FIRST FLOOR BATHROOM:
SEPARATE FIRST FLOOR WC :
OPEN PLAN LIVING/DINING ROOM:
KITCHEN WITH BREAKFAST BAR:
GAS CENTRAL HEATING:
DOUBLE GLAZING: PARKING: CLOSE TO STATION**

TO BE SOLD: This well presented Victorian cottage has been reconfigured to create a vast sense of space with its fully open plan ground floor, two double bedrooms to the first floor, family bathroom off master bedroom and a separate WC. There is scope to extend into the loft STPP to create a further bedroom and ensuite. Outside there is a well looked after, south facing garden with summerhouse to the back. The property also benefits from a dropped curb to the front to allow for parking for one car. 9 Hamfield Cottages is within a short walk of Cookham Rise village with its local amenities including doctors, dentists, shops, cafes and schools and the branch line railway station which runs to Maidenhead main line station up to and through Central London via Heathrow now that the Crossrail project is open. The accommodation comprises:

UPVC front door leading to



OPEN PLAN LIVING/DINING AREA With Walnut flooring, retro style radiators, bay window, stairs to first floor, LED spot lights, separated by a breakfast bar leading to the



KITCHEN with granite worktops, white gloss wall units comprising pan drawers and cupboard space. Electric hob with 1 and a half ovens under, extractor fan, stainless steel sink with mixer tap, built in fridge freezer and dishwasher, slate flooring with vaulted ceiling and Velux window, double glazed window to rear and door to garden.

FIRST FLOOR



BEDROOM ONE a good sized room to the rear of the property with double glazed windows, built in cupboard, retro radiator, louvre shutter doors leading to the



FAMILY BATHROOM with tiled flooring, wc with concealed unit comprising storage enclaves. Floating white basin over a black worktop with stainless steel

towel holder, bathtub with shower head over glass shower screen, airing cupboard



BEDROOM TWO Double room with double glazed window to front with retro radiator.

SEPARATE WC Door from landing, low level wc with concealed unit, floating white basic with glass shelf over.

OUTSIDE



TO THE REAR is an attractive south facing garden with a slate tiled seating area. Steps up to the lawned area where you will find a summerhouse to the rear.

TO THE FRONT is a paved area with drop curb providing parking for one vehicle.

AC0017490522 **EPC BAND: C**

COUNCIL TAX BAND: E

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.

DIRECTIONS: from our office Cookham, turn left onto Station Hill cross over the level crossing and Hamfield Cottages can be found several hundred yards on the left hand side.

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.

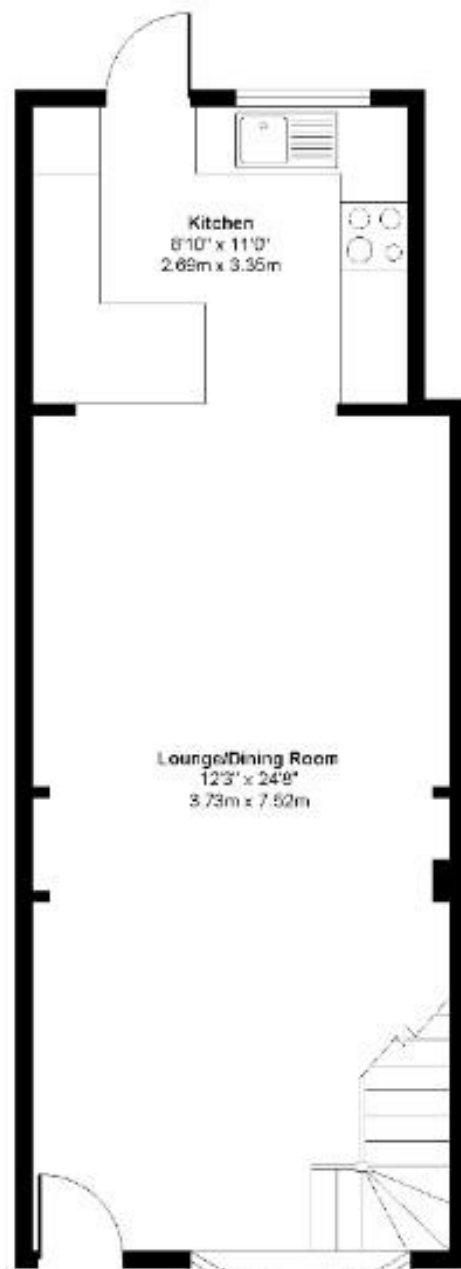
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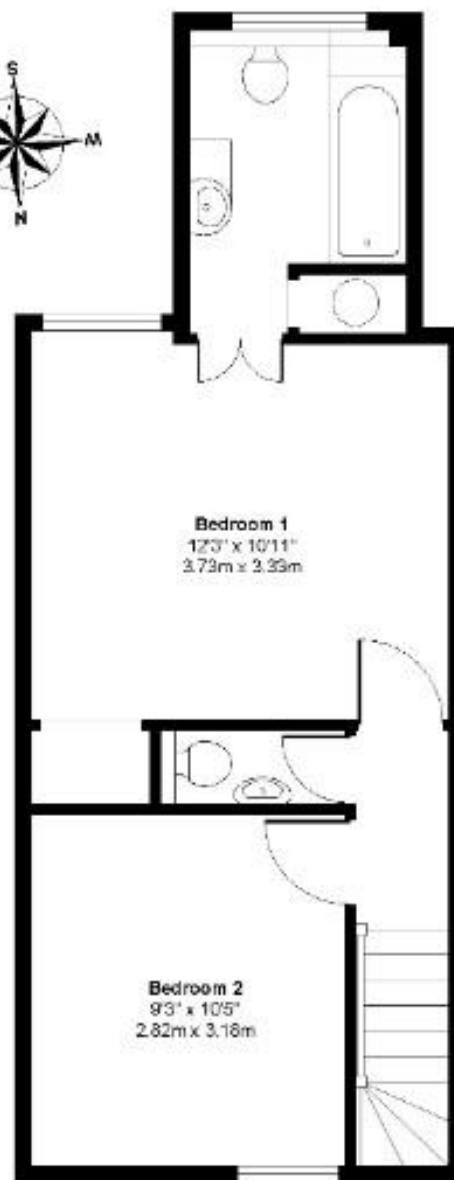
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.



Ground Floor
Approx 407 sq ft - 38 sq m
(gross internal)



First Floor
Approx 362 sq ft - 34 sq m
(gross internal)