



1 DEAN VALLEY COTTAGES, COOKHAM
PRICE: £485,000 FREEHOLD

am ANDREW
MILSON

**1 DEAN VALLEY COTTAGES
DEAN LANE
COOKHAM DEAN
BERKS SL6 9AL**

PRICE: £485,000 FREEHOLD

A charming period end terrace cottage immaculately presented throughout with large south facing garden backing onto fields set in an enviable semi-rural location.

**TWO BEDROOMS:
THROUGH LOUNGE/DINING ROOM:
WELL FITTED KITCHEN/BREAKFAST
ROOM: SPACIOUS BATHROOM:
GAS CENTRAL HEATING:
OFF ROAD PARKING: ATTRACTIVE SOUTH
FACING REAR GARDEN ADJOINING
FIELDS. SOUGHT AFTER LOCATION.**

TO BE SOLD: this period end terrace cottage has been immaculately upgraded offering attractive well laid out and modernised accommodation boasting a very large south facing rear garden which has been attractively landscaped with various pleasant seating areas and is adjacent and overlooking farmland. The bathroom and kitchen have been very well upgraded and the cottage as a whole is in immaculate condition throughout. There is driveway parking to the front and the cottage is located in Cookham Dean in a beautiful semi-rural location with pleasant walks. The property is approximately one mile of Cookham Rise with its range of village amenities and branch line railway station leading to Maidenhead main line station with fast services, via the Elizabeth Line, to Central London. For the motorist the M4 and M40 motorways are easily accessible. The accommodation comprises:

Hardwood front door to **LIVING/DINING ROOM** double aspect with window to front and side, feature fireplace with granite hearth and coal effect fire in classic regency surround with mantel with fitted cupboard units either side, downlights, half-timber panelling, two radiators in screens with shelving over, built in cupboard and shelving unit with downlights, under stairs cupboard, television aerial point.



KITCHEN/BREAKFAST ROOM well fitted Shaker style cream coloured units with an excellent range of wall and floor cupboards and drawers with solid timber work tops over, stainless steel sink unit, glass fronted cupboards, built in washer/dryer, built in gas hob with extractor unit over, built in fridge and freezer, part tiled walls, double aspect with double casement doors to gardens and window to side, sun light, attractive floor tiling and built in stack of double oven and cupboard housing Main gas central heating boiler. Steps up to



BATHROOM spacious room with suite comprising timber panelled bath with shower screen and mixer shower unit with tiled surround, downlights, built in wash basin and low w.c. with concealed cistern with surface over, vinyl flooring, half-timber panelled walls, radiator.



**FIRST FLOOR
LANDING** access to loft.

BEDROOM ONE window to front, radiator, full length six door built in wardrobes.



BEDROOM TWO radiator, window to rear with pleasant views over garden and farmland.

OUTSIDE



TO THE FRONT driveway with block paving parking for one vehicle, fenced on two sides.

TO THE REAR south facing large garden with two timber decked seating areas, mature flower and shrub beds, chiefly laid to lawn, fenced on three sides adjoining and overlooking fields, mature deciduous trees and shrubs, steps up to a shaded seating area at the end.

AC000035440924

EPC BAND: E

COUNCIL TAX BAND: F

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

DIRECTIONS: from our office in Station Parade, turn left onto Station Hill and continue over the railway for approximately half a mile until you come to the junction of Dean Lane and Cookham Dean Bottom where the cottage will be found on the left hand side as indicated by an Andrew Milsom 'For Sale' board.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk 69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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

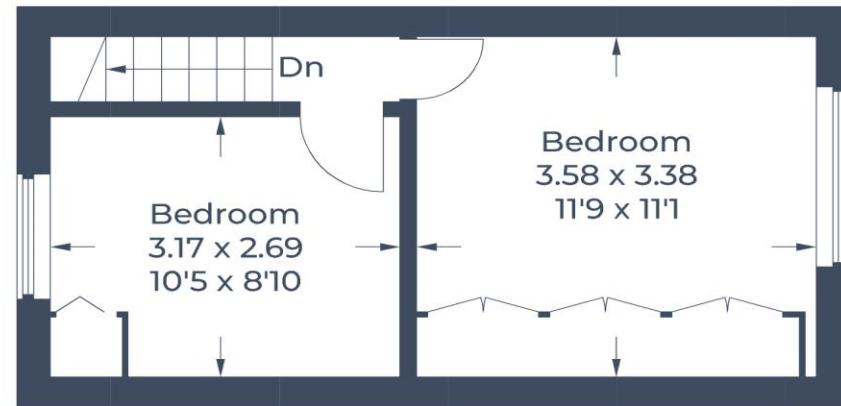
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

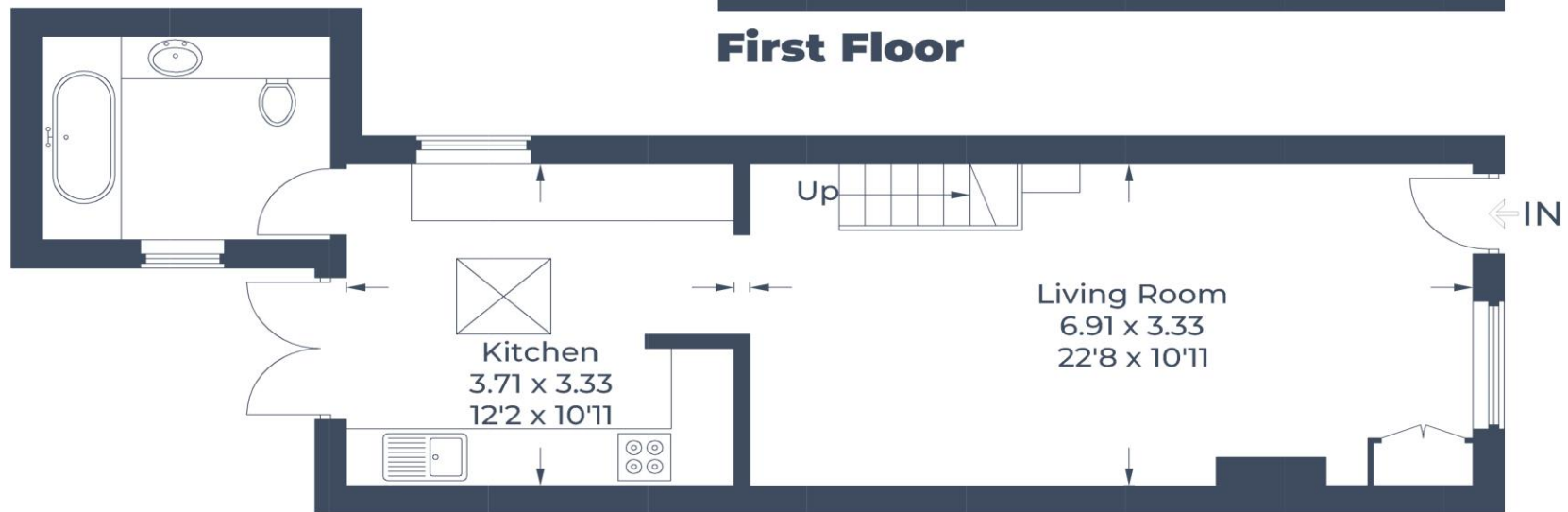
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area
Ground Floor = 42.9 sq m / 462 sq ft
First Floor = 23.5 sq m / 253 sq ft
Total = 66.4 sq m / 715 sq ft



First Floor



Ground Floor