



**6 LYNDHURST AVENUE, COOKHAM**  
**PRICE: £730,000 FREEHOLD**



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COOKHAM  
BERKS SL6 9NH**

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A substantially enlarged and refurbished four bedroom, older style semi-detached house set in a quiet, convenient location enjoying a good sized, private rear garden backing onto open playing fields.

**REAR GARDEN: GENEROUS PARKING TO FRONT: FOUR BEDROOMS - ONE WITH ENSUITE SHOWER ROOM: FAMILY BATHROOM: CLOAKROOM: SITTING ROOM/SNUG: LIVING ROOM OPEN PLAN WITH BESPOKE FITTED KITCHEN/DINING ROOM: UTILITY ROOM: LARGE RECENTLY INSTALLED GARDEN OFFICE: DOUBLE GLAZING: GAS CENTRAL HEATING: QUALITY SOLID TIMBER FLOORING THROUGHOUT THE GROUND FLOOR. QUIET LOCATION.**

**TO BE SOLD:** this older style semi-detached property has been the subject of a well thought out rear ground and first floor extension as well as a complete refurbishment by the current owners. The accommodation now comprises excellent family space with four bedrooms – one with ensuite shower room and family bathroom on the first floor. The ground floor is well laid out with a cosy sitting room/snug and a large living room area which is open plan with the excellently refurbished kitchen/dining room, with bi-fold doors, onto the large rear garden. To the rear of the garden is a bespoke garden office fully equipped with power, light and Wi-Fi and the garden offers a high degree of privacy and backs onto open playing fields. The property also benefits from generous parking to the front with an additional parking space to the front. Lyndhurst Avenue is a popular residential area situated within walking distance from Cookham Rise village centre with its shops, railway station and infants' schools and other amenities. For a more comprehensive range of shopping and leisure facilities Maidenhead town is close by.

There is also excellent motorway access to both the M40 and M4 motorways. Cookham Rise branch line railway station leads to Maidenhead main line station with fast services to Central London, via the Elizabeth Line. The accommodation comprises:

Composite double glazed front door to **HALLWAY** with radiator.

**SITTING ROOM/SNUG** double glazed window to front, radiator, open cast iron fireplace.

**OPEN PLAN LIVING/DINING AREAS/KITCHEN**



**Living Area** television aerial point, double glazed window to front, radiator, feature cast iron fireplace with tiled sides and granite hearth.



**Dining Area** vaulted ceiling with two double glazed Velux's, double glazed triple bi-fold doors to outside, stylish vertical radiator.



**Kitchen** excellent range of bespoke sage green units comprising cupboards, drawers with glass cabinets, deep pan drawers, one and a half bowl enamel sink unit, built in dishwasher and fridge, built in stack of double oven, built in hob with stainless steel extractor hood over – all with black granite and mirror chip work tops over, large island unit with cupboards and drawers, wine cooler – again with black granite and mirror chip work top over forming breakfast bar, double glazed window to garden, downlights, radiator.

**UTILITY ROOM** tiled flooring, radiator, double glazed door to outside, downlights, built in cupboards with work surfaces, plumbing for washing machine, extractor fan.

**CLOAKROOM** extractor fan, chromium heated towel rail, low w.c., pedestal wash basin, tiled flooring, downlights.

**FIRST FLOOR**

**LANDING** access to loft with ladder, part boarded with gas central heating boiler and hot water cylinder.



**BEDROOM ONE** double glazed window to rear, radiator, built in wardrobe.

**ENSUITE SHOWER ROOM** double glazed window to rear, tiled shower cubicle with shower door and Aqualiser shower unit, low w.c., pedestal basin, extractor fan, chromium heated towel rail.

**BEDROOM TWO** double glazed window to front, radiator, coved ceiling, built in wardrobe.

**BEDROOM THREE** radiator, built in wardrobe, double glazed window to front.

**BEDROOM FOUR** double glazed window to side, radiator.

**BEDROOM TWO** double glazed window to front, radiator, coved ceiling, built in wardrobe.

**FAMILY BATHROOM** double glazed window to rear, pedestal basin with cupboards under, P shaped bath/shower with screen and rainforest shower head and hand shower and mixer bath, chromium heated towel rail, low w.c., downlights, tiled flooring, extractor fan.

## OUTSIDE

**TO THE FRONT** is a brick paviour driveway with ample parking for several vehicles plus additional parking space in front of the property. Brick paviour side access through to



**THE REAR GARDEN** large paved patio area with outside lights and tap, chiefly laid to lawn with flower and shrub beds, hedges and fencing on three sides giving a high degree of privacy, large garden shed, good sized modern garden office with paving gravel and decking surround with light, power and Wi-Fi and three double glazed bi-fold doors. The rear garden offers a high degree of privacy and backs onto open playing fields.



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EPC BAND: C

**COUNCIL TAX BAND: D**

**VIEWING:** Please contact our Cookham office [cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk) or 01628 531 222.

**DIRECTIONS:** From our office in Station Parade turn right onto Station Hill and follow sat nav directions to SL6 9N. No 6 is marked with a 'for sale' sign on the right 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.

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](mailto: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 guarantee'd 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  
 Ground Floor = 77.4 sq m / 833 sq ft  
 First Floor = 61.7 sq m / 664 sq ft  
 Outbuildings = 23.6 sq m / 254 sq ft  
 Total = 162.7 sq m / 1,751 sq ft

