



23 SOUTHWOOD GARDENS, COOKHAM
PRICE: OIRO £630,000 FREEHOLD



**23 SOUTHWOOD GARDENS
COOKHAM
BERKS SL6 9EB**

**PRICE: OFFERS IN THE REGION OF £630,000
FREEHOLD**

A rare opportunity to purchase a substantially
extended 1950's semi-detached family home with
huge potential for upgrading.

**WRAP AROUND FRONT, REAR AND SIDE
GARDENS: FIVE BEDROOMS:
FAMILY BATHROOM: LIVING ROOM:
DINING ROOM: KITCHEN: UTILITY ROOM:
CLOAKROOM: GAS CENTRAL HEATING:
DOUBLE GLAZING: GARAGE:
AMPLE PARKING: BOLD CORNER PLOT.
NO ONWARD CHAIN.**

TO BE SOLD: a 1950's extended to five bedroom semi-detached property which has remained in the same family since the 1970's and now requires a new owner seeking potential to upgrade and modernise. This property occupies a bold corner plot and has good sized wrap around gardens to the front, side and rear with a detached garage and driveway parking. Southwood Gardens is located towards the southern edge of Cookham Rise within walking distance of village amenities including local food shop, doctor's surgery, infant schools, cafes and pubs as well as the Cookham Rise branch line railway station with services to Maidenhead mainline station and onto Central London via the Elizabeth Line. For the motorist, the M4 and M40 motorways are easily accessible. The accommodation comprises:

Double glazed composite front door to

ENTRANCE VESTIBULE cupboard, double glazed window, internal door and side panel to

HALLWAY Potterton floor mounted gas central heating boiler, stairs to First Floor with cupboard under.

CLOAKROOM low level w.c., wash basin, double glazed window.



LIVING ROOM good sized room, fireplace with marble hearth and timber mantel, built in shelves and cupboards, double glazed window to front, coved ceiling.



DINING ROOM double glazed window to gardens, coved ceiling, radiator, wall light points.



KITCHEN range of wall and floor cupboards and drawers with work tops over, fully tiled walls, stainless steel sink unit, built in electric hob and oven, built in dishwasher, double glazed window to front.

UTILITY ROOM double glazed window to rear, double glazed door to side, wall and floor cupboards with work tops over.

FIRST FLOOR

L SHAPED LANDING radiator, built in cupboards, loft access.

BEDROOM ONE double glazed window overlooking the garden, wall light points, radiator, wash basin with cupboards under, deep walk in storage with shelving, drawer and ample hanging space.

BEDROOM TWO radiator, double glazed window to rear overlooking the garden, wall light points.

BEDROOM THREE double glazed window to side, radiator, built in cupboard.

BEDROOM FOUR radiator, built in wardrobe, wall light points.

BEDROOM FIVE built in cupboard, radiator, double glazed window to front.

NIGHT CLOSET with low w.c. and double glazed window.

FAMILY BATHROOM walk in bath with central mixer tap, shower screen and shower mixer bar, fully tiled walls and floor, wash basin in vanity cupboard, low w.c., double glazed windows, chromium heated towel rail, deep cupboard with shelving.

OUTSIDE

23 Southwood Gardens is set on a good size plot with gardens on three sides.

FRONT GARDEN laid to lawn with mature shrubs and trees, garden path to front door and gated access to side.



SIDE GARDEN crazy paved terraced area with brick walling and stepping down to



REAR GARDEN chiefly laid to lawn with a raised paved seating area affording a high degree of privacy, mature shrubs and trees, two large green houses, detached garage with up and over door and side door with brick pavior driveway.

AC000035701212 EPC BAND: D

COUNCIL TAX BAND: E

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

DIRECTIONS: from our office in Station Parade in Cookham, turn right onto Station Hill and turn right at the mini roundabout onto Maidenhead Road. Proceed under the Railway Bridge and branch left into Maidenhead Road where Southwood Gardens can be found on the right hand side. Number 23 is on the corner close to the junction of Southwood Road and Maidenhead Road.

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.

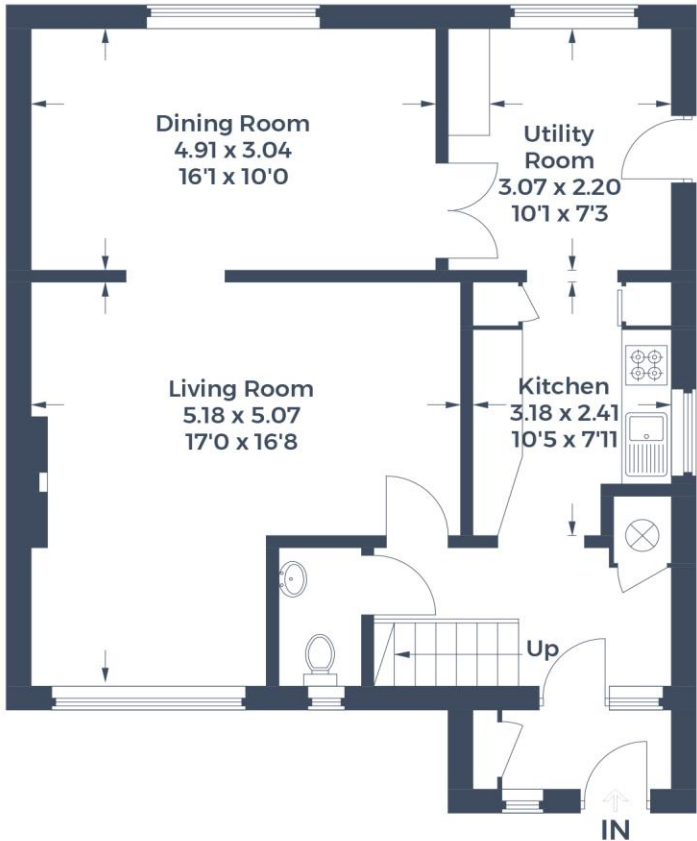
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

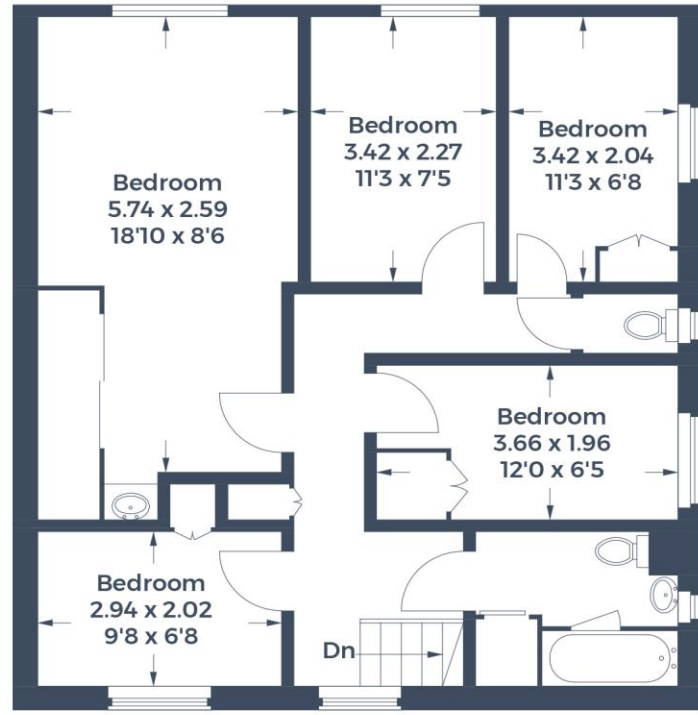
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

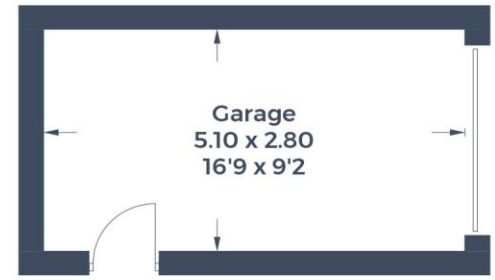
Approximate Gross Internal Area
 Ground Floor = 67.7 sq m / 729 sq ft
 First Floor = 65.5 sq m / 705 sq ft
 Garage = 14.6 sq m / 157 sq ft
 Total = 147.8 sq m / 1,591 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.