



WILBERTA COTTAGE, COOKHAM
PRICE: £585,000 FREEHOLD

am ANDREW
MILSON

**WILBERTA COTTAGE
STATION ROAD
COOKHAM
BERKS SL6 9BU**

PRICE: £585,000 FREEHOLD

An extended Victorian semi-detached house requiring an upgrade located at the heart of the village within a stone's throw of Cookham Rise railway station.

**ENCLOSED REAR GARDEN:
TWO BEDROOMS: ENSUITE SHOWER
ROOM: LIVING ROOM: CONSERVATORY:
DINING ROOM: KITCHEN: GAS CENTRAL
HEATING: DOUBLE GLAZING: GARDEN
STUDIO: DRIVEWAY PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: a charming Victorian two bedroom semi-detached house which has been subject of a good sized ground floor extension and offers great scope for modernisation and reconfiguration, subject to usual consents. Wilberta Cottage is located a short way along Station Road which is in the centre of Cookham Rise within a few paces of local amenities including village store, doctors' surgery, pharmacy and cafes and Cookham Rise branch railway station with services to Maidenhead main line station and onward services, via the Elizabeth Line, into Central London. For the motorist, the M4 and M40 motorways are close by. The accommodation comprises:

Glazed front door to **ENCLOSED PORCH** glazed side panels, outside light and leaded light door to

HALLWAY mirrored door cupboards, radiator.



LIVING ROOM L shaped with television aerial point, two radiators, fireplace with hearth and timber mantel with coal effect fire, double glazed sliding patio doors to



CONSERVATORY double glazed with casement doors to outside.



DINING ROOM double glazed window to front, radiator, under stairs recess with shelving, fireplace with raised hearth.



KITCHEN range of wall and floor cupboards and drawers with work tops and breakfast bar, one and a half bowl sink unit, Neff electric hob with extractor hood over, built in double electric oven and built in fridge, glass display cabinets, double glazed window to garden and door to

LOBBY glazed door to outside, airing cupboard with wall mounted gas central heating boiler and sliding door to

BATHROOM fully tiled walls and floor, low w.c., panel spa bath with Aqualisa electric shower unit, wash basin in vanity cupboard, double glazed window and heated towel rail.

FIRST FLOOR

LANDING



BEDROOM ONE double glazed window to rear, range of bedroom furniture including over bed cupboard units, bedside locker and shelves, radiator, downlights, wardrobe with mirrored sliding door behind which is a large eaves storage void.

ENSUITE SHOWER ROOM with corner shower cubicle (not working), low w.c., pedestal wash basin, chromium heated towel rail, tiling to wall and floors, extractor fan, double glazing.

BEDROOM TWO double glazed window to front, built in wardrobe, radiator and access to loft.

OUTSIDE

TO THE REAR is a paved terrace and a brick pavior terrace, gravelled area, flower and shrub beds with outside tap, garden shed and a large timber structure garden building with a utility area with plumbing for washing machine, stainless steel sink with work tops and a Sadia hot water boiler, power and light. Side access through to

THE FRONT with driveway parking.

AC000035070125 EPC BAND: D

COUNCIL TAX BAND: F

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

DIRECTIONS: Station Road is located opposite our office in Station Parade and Wilberta Cottage can be found a short distance down 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
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.'

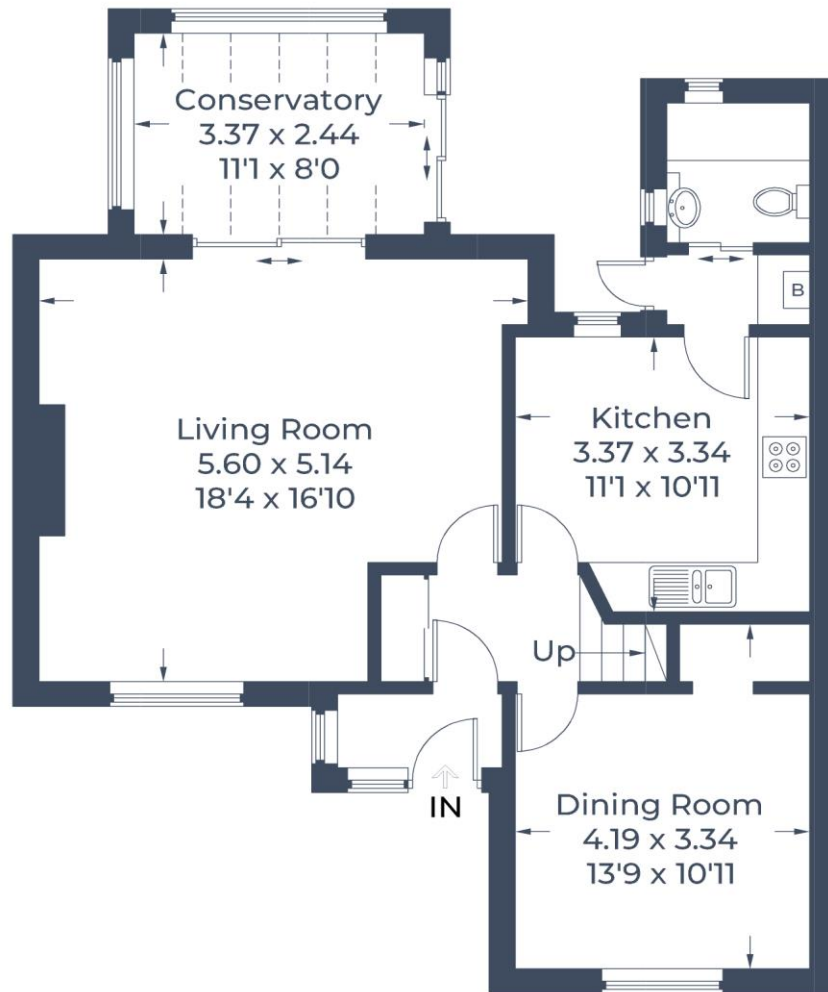
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 = 71.2 sq m / 766 sq ft
 First Floor = 30.9 sq m / 333 sq ft
 Outbuilding = 18.9 sq m / 203 sq ft
 Total = 121 sq m / 1302 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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