



HIGH ROAD, COOKHAM
PRICE: £525,000 FREEHOLD

am ANDREW
MILSOM

**4 ELIZABETH COTTAGES
HIGH ROAD
COOKHAM
BERKSHIRE
SL6 9HT**

PRICE: £525,000 FREEHOLD

Situated in a convenient location close to the station and shops, an attractive two bedroom Victorian character cottage with many period features and pleasant garden.

**GARDEN TO REAR WITH GARDEN OFFICE:
TWO FIRST FLOOR BEDROOMS:
FIRST FLOOR BATHROOM:
LIVING ROOM: DINING ROOM:
RECENTLY REFURBISHED KITCHEN:
UTILITY AREA:
GROUND FLOOR SHOWER ROOM:
GAS HEATING:
RESIDENT'S PERMIT PARKING
AVAILABLE CLOSE BY**

TO BE SOLD Situated in this convenient location an attractive end of terrace Victorian cottage which, although fully upgraded, has a wealth of character features. On the ground floor there is a living room, separate dining room, kitchen, utility room and shower room whilst on the first floor there are two bedrooms with a bathroom. To the rear is a good sized garden with a large garden office. Elizabeth Cottages are close to the railway station and shops in Cookham Rise which offer a good variety for day to day needs with the railway station links to Maidenhead. Cookham, as a whole, offers a variety of churches, riverside and rural walks and a variety of gastropubs and restaurants.

The accommodation in further detail comprises:-

Double glazed front door to:



LIVING ROOM Double glazed Georgian Grille window to the front, new oak veneered floor, feature cast iron fireplace with iron surround, cupboard and shelving, dado rail. Radiator, oak veneered flooring



DINING ROOM Double glazed Georgian Grille window to the rear, cast iron fireplace with ornate surround, radiator in screen with shelf, staircase to the first floor.



KITCHEN Wall and floor units, enamel butler sink with instant hot water tap with granite work top, solid wood work top, space for range style cooker, double glazed window to side, downlights, oak veneered flooring.



UTILITY AREA Base and eye level units, solid wood work top, part tiled walls, plumbing for washing machine and dishwasher, double glazed door to the rear garden, oak veneered flooring.

SHOWER ROOM Wash basin, low w.c., shower cubicle with shower unit, tiled floor radiator, double glazed window to the side, extractor fan, radiator.

FIRST FLOOR

LANDING: Loft access



BEDROOM ONE Cast iron fireplace, double glazed Georgian Grille window to the front, radiator, wood panelling, dado rail.



BEDROOM TWO Double glazed Georgian Grille window to rear, radiator, cast iron fireplace, door to:-



BATHROOM With white suite traditional freestanding slipper bath with telephone style chrome mixer unit, pedestal basin and low w.c., subway wall tiling, wood laminate flooring, airing cupboard, part double glazed window to rear, airing cupboard with Vaillant boiler

OUTSIDE



GARDEN Pleasant west facing rear garden with paved patio and outside light, laid to lawn with mature flower and shrub borders. **GARDEN OFFICE** with double doors, internet light and power.

EPC RATING D
COUNCIL TAX BAND D

DIRECTIONS From the office in Cookham turn left into Station Hill, over the level crossing and take the immediate left into High Road and the property to be sold can be found after a very short distance on the right hand side.

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.

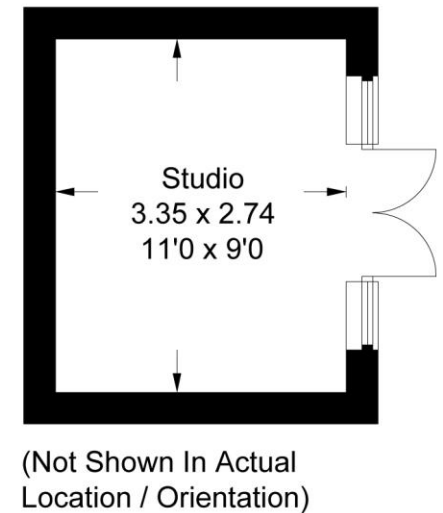
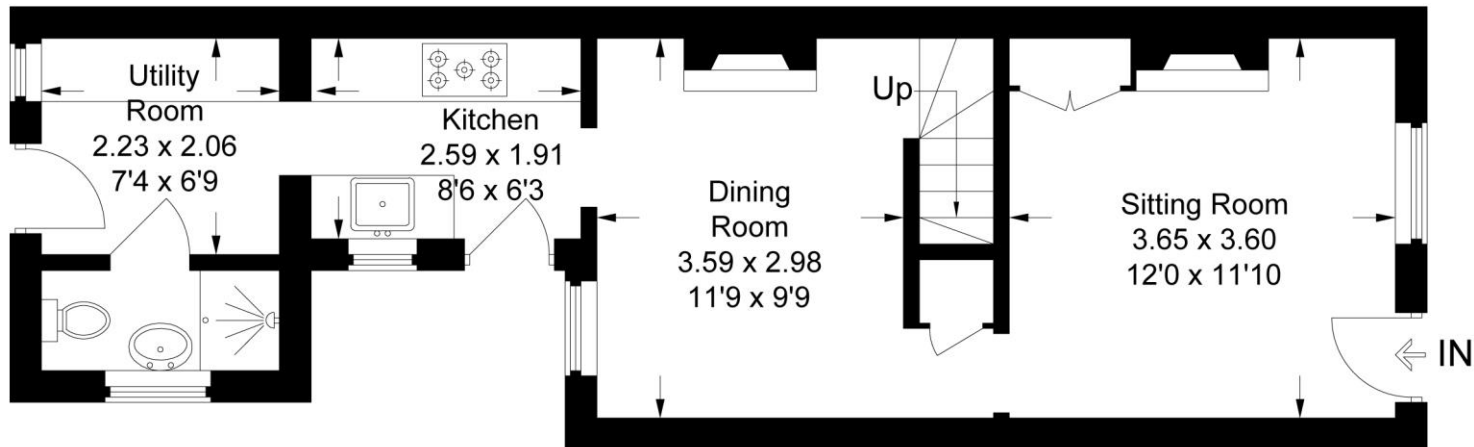
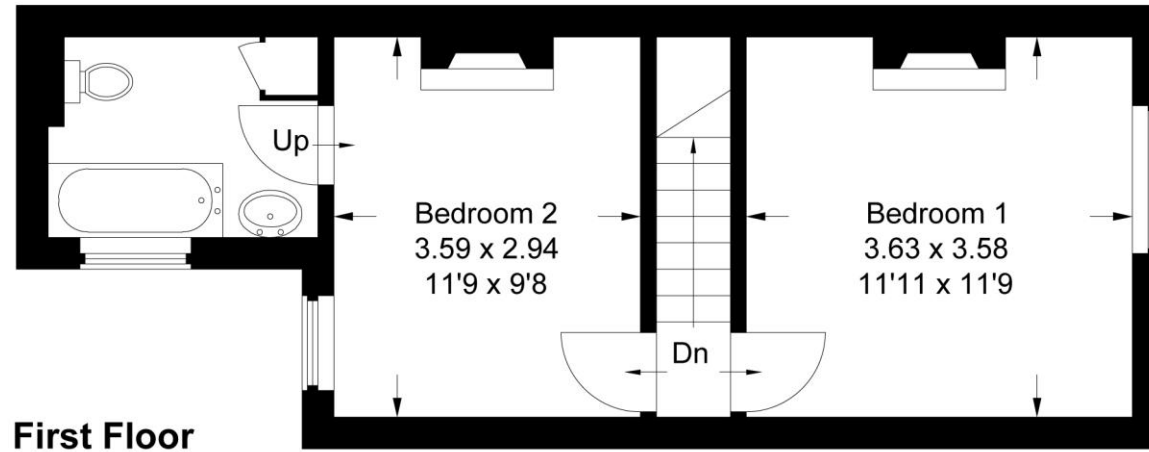
MONEY LAUNDERING REGULATIONS:

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.

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.

Approximate Gross Internal Area
 Ground Floor = 40.4 sq m / 435 sq ft
 First Floor = 32.3 sq m / 348 sq ft
 Studio = 9.4 sq m / 101 sq ft
 Total = 82.1 sq m / 884 sq ft



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.