



**WREN COTTAGE, COOKHAM**  
**PRICE: OIEO £625,000 FREEHOLD**

**am** ANDREW  
MILSON



**WREN COTTAGE  
GRAHAM ROAD  
COOKHAM  
BERKS SL6 9JQ**

**PRICE: £625,000 FREEHOLD**

An extended and converted Victorian cottage set at the end of this quiet private no through road in good order throughout with pleasant rear gardens within a short walk of Cookham Rise railway station, shops and amenities.

**REAR GARDEN:  
THREE BEDROOMS: BATHROOM:  
TWO SHOWER ROOMS: CLOAKROOM:  
LARGE THROUGH LOUNGE/DINING ROOM:  
KITCHEN/BREAKFAST ROOM:  
DOUBLE GLAZING:  
GAS CENTRAL HEATING:  
PARKING SPACE TO FRONT.  
QUIET LOCATION.  
NO ONWARD CHAIN.**

**TO BE SOLD:** situated at the far end of this no through quiet residential private road, this three bedroom, pretty Victorian cottage offers versatile accommodation and is in good order throughout. The property has been extended and has been subject to a loft conversion and now provides three bedrooms – all with en-suite bath or shower rooms. There is a pleasant rear garden with outside access via the neighbour and there is a parking space to the front of the property. Graham Road is a quiet backwater private road within a short walk of Cookham Rise branch line railway station, local shops and amenities. The branch line railway station connects to the main line station of Maidenhead with fast trains taking only 35 minutes to get into Paddington and now further into London via the new Crossrail. The M4 and M40 motorways are close by. The accommodation comprises:

**COVERED TILE PITCH ROOF PORCH** with outside light and half glazed door to

**HALLWAY** timber flooring, stairs to First Floor, coved ceiling.



**THROUGH LOUNGE/DINING ROOM** timber flooring, coved ceiling, downlights, two radiators, hard wood double glazed sash window to front, deep under stairs storage cupboard, attractive cast iron Victorian fireplace and hearth, archway to



**KITCHEN/BREAKFAST ROOM** range of shaker style wall and floor units comprising cupboards and drawers with stainless steel sink unit – all with work tops over, built in electric hob and oven with extractor hood over, built in dishwasher, built in washing machine, built in fridge freezer, attractive part vaulted ceiling with double glazed Velux

windows, downlights, tiled flooring and part tiled walls, double casements doors to outside.

**CLOAKROOM** double glazed window to rear, low level w.c., rectangular wash basin, Potterton wall mounted gas central heating boiler, downlights, tiled flooring, airing cupboard with hot water cylinder.

**FIRST FLOOR**

**LANDING** stairs to Second Floor.



**BEDROOM ONE** sash window overlooking the rear, radiator, coved ceiling, large built in wardrobe with shelving and hanging space.



**EN-SUITE BATH/SHOWER ROOM** attractively fitted Victorian style bathroom with slipper bath and feature floor mounted mixer tap riser, low level w.c.,

pedestal basin, large shower cubicle with bi-fold doors and power shower, chromium heated towel rail, half tiled walls and tiled flooring, sash window and downlights.



**BEDROOM TWO** radiator, wall light points, sash window to the front, built in wardrobe, coved ceiling.

**ENSUITE SHOWER ROOM** low level w.c. in concealed cistern with surface over, wash basin, shower cubicle with double doors and shower unit, downlights, tiled flooring, extractor fan, chromium heated towel rail.

**SECOND FLOOR** - Loft Conversion



**BEDROOM THREE** built in cupboard, Dormer window to rear and Velux window to front, downlights and radiator.

**ENSUITE SHOWER ROOM** shower cubicle with double doors and shower unit, pedestal wash basin, low level w.c., chromium heated towel rail, Velux window, extractor fan, fully tiled floor and walls, downlights.

**OUTSIDE**



**TO THE REAR** paved patio area with outside tap and lights, side gate to front via neighbour, area of lawn, garden shed, fenced on one side and to the rear with mature hedge to the other side.

**TO THE FRONT** parking space for one vehicle.

**CO1510822**

**EPC BAND: D**

**COUNCIL TAX BAND: D**

**VIEWING:** Please arrange a visit by contacting us on **01628 531222** or [cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk)

**DIRECTIONS:** From our office in Cookham turn left onto Station Hill and cross over the level crossing turning left into High Road. Graham Road is the second left after the school and Wren Cottage is at the end on the left.

## **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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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*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.

**PLEASE NOTE SOME PHOTOS HAVE BEEN VIRTUALLY STAGED**



Approximate Gross Internal Area  
 Ground Floor = 49.5 sq m / 533 sq ft  
 First Floor = 34.6 sq m / 372 sq ft  
 Second Floor = 21.3 sq m / 229 sq ft  
 Total = 105.4 sq m / 1,134 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.