



18 BURNT OAK, COOKHAM
GUIDE PRICE: £595,000 FREEHOLD

am ANDREW
MILSOM

**18 BURNT OAK
COOKHAM
BERKS SL6 9RL**

PRICE: £595,000 FREEHOLD

A good sized 1950's built semi-detached house located in a popular, no through road within a short level walk of Cookham Rise village amenities and railway station.

**NO ONWARD CHAIN:
FRONT & REAR GARDENS:
THREE BEDROOMS: BATHROOM: SEPARATE
W.C.: KITCHEN:
OPEN PLAN LOUNGE & DINING ROOM:
GROUND FLOOR SHOWER ROOM:
NEWLY INSTALLED GAS CENTRAL HEATING:
DOUBLE GLAZING: GARAGE:
DRIVEWAY PARKING. GREAT POTENTIAL
FOR EXTENSION, SUBJECT TO PLANNING
CONSENT.**

TO BE SOLD: a good sized 1950's three bedroom semi-detached house with generous gardens and garage, offering potential for upgrading and enlargement, subject to usual consents. The property is located in a popular quiet no through road within level walking distance of Cookham Rise with its local village amenities including grocery store, doctors, dentist, chemist, primary school, cafes and the 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 area easily accessible. This property is offered to the market with no onward chain, viewing highly recommended. The accommodation comprises:

COVERED PORCH outside light and leaded light front door to

HALLWAY radiator, stairs to First Floor.

SHOWER ROOM fully tiled large shower cubicle with shower head and shower door, low w.c., pedestal

basin, double glazed window, tiled flooring and half tiled walls, extractor fan and radiator.

LOUNGE double glazed leaded light bay window to front, two radiators, coved ceiling, York Stone fireplace with surrounds and display recesses with inset coal effect gas fire, open plan with



DINING ROOM coved ceiling, radiator and double glazed sliding patio doors to garden.



KITCHEN range of solid timber fronted units comprising cupboards with under cupboard lighting and drawers with granite effect work tops over, stainless steel sink unit, built in gas hob and electric oven with extractor hood over, plumbing for washing machine, radiator, tiled flooring and part tiled walls, built in fridge and freezer, double aspect with double glazed

windows to front and rear and double glazed door to rear, walk in pantry. Cupboard with water softener



FIRST FLOOR

LANDING

BEDROOM ONE double glazed leaded light window to front, radiator, full length range of bedroom furniture including wardrobes cupboards and dressing table.



BEDROOM TWO double glazed window to rear, four door fitted wardrobe and cupboards.



BEDROOM THREE double aspect with double glazed leaded light windows to front and side, radiator.

BATHROOM avocado coloured suite of panel bath with shower attachment and screen, pedestal basin, airing cupboard with hot water cylinder and new Gloworm gas central heating boiler, double glazed window, radiator.



SEPARATE W.C. with low w.c., radiator, double glazed window.

OUTSIDE



THE REAR GARDEN has a paved patio area, chiefly laid to lawn with mature flower and shrub beds, two sheds and two greenhouses, two plumbed in water butts, fenced on three sides.

DETACHED GARAGE to the side with power and light, rear pedestrian door and double doors to front onto tarmac driveway parking.

THE FRONT GARDEN lawn, flower and shrub beds and low brick walling.

AC35910425 EPC BAND: TBC

COUNCIL TAX BAND: E

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

DIRECTIONS: front our office in Station Parade turn left onto Station Hill. Cross over the railway and take the first right into Grange Road. Proceed down Grange Road where Burnt Oak is on the right hand side. Once in Burnt Oak turning right and number 18 will be found on the left 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

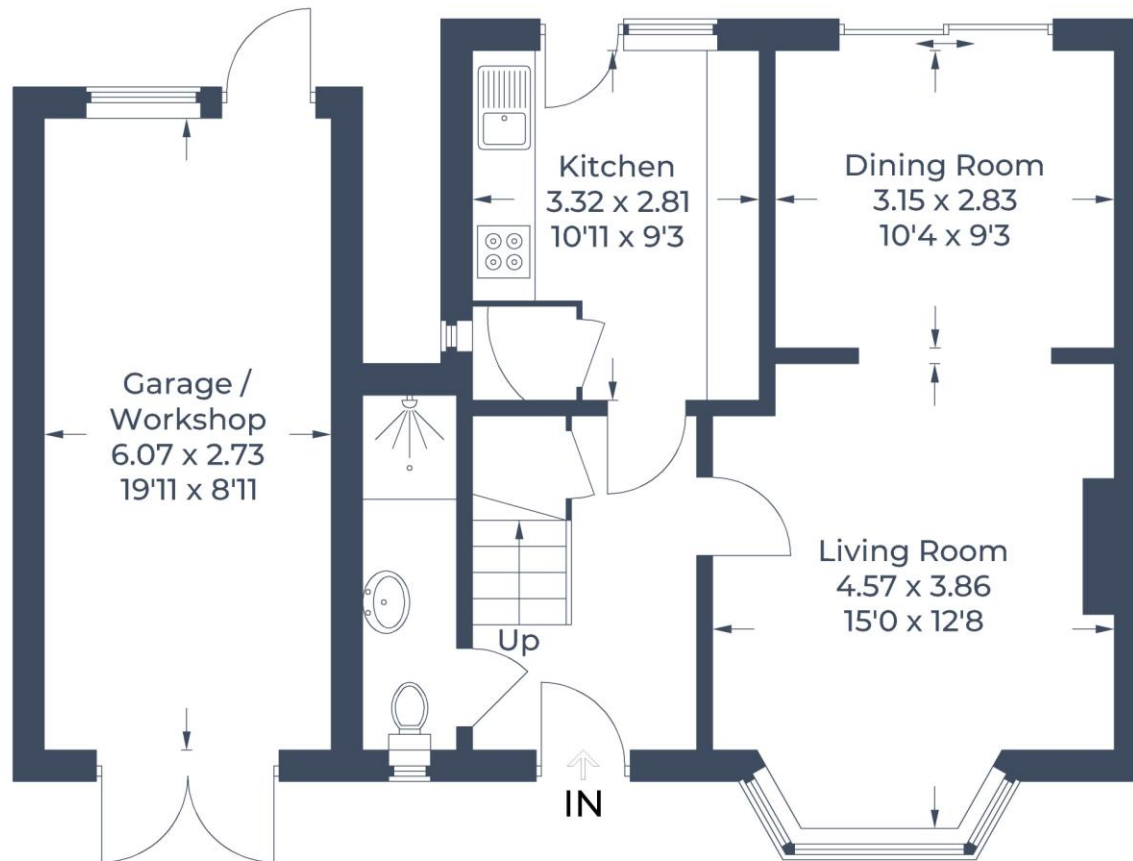
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

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

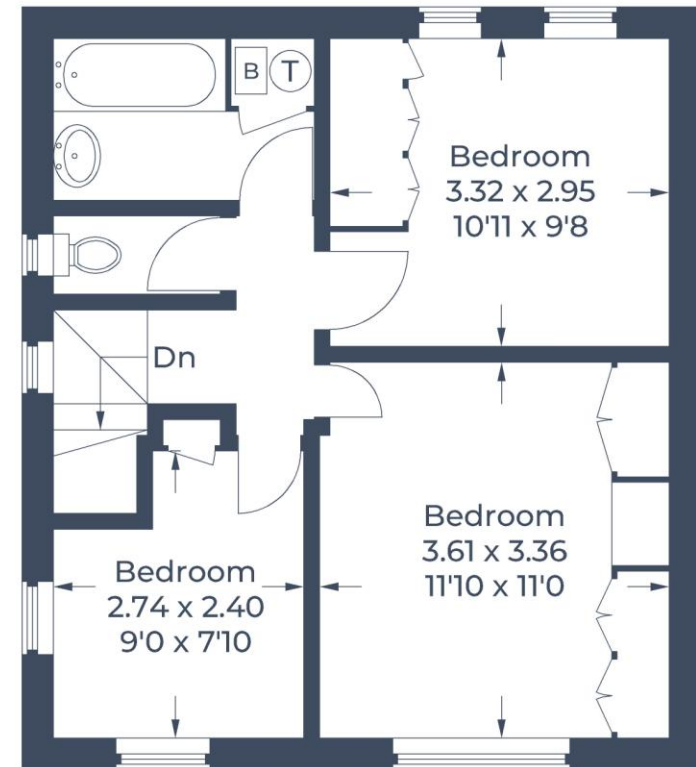
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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.

Approximate Gross Internal Area
 Ground Floor = 46.8 sq m / 504 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Total = 103.3 sq m / 1,112 sq ft



Ground Floor



First Floor