



4 RILEY COTTAGES, COOKHAM
PRICE: £449,950 FREEHOLD

am ANDREW
MILSON

**4 RILEY COTTAGES
COOKHAM
BERKS SL6 9HS**

PRICE: £449,950 FREEHOLD

A charming two bedroom Victorian cottage in the heart of Cookham Rise refurbished with well fitted modern kitchen/dining room.

**FRONT & REAR GARDENS:
TWO BEDROOMS:
FIRST FLOOR BATHROOM:
LOUNGE: KITCHEN/DINING ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING:
PERMIT PARKING AVAILABLE:
CONVENIENT LOCATION:
UNDERSTAIRS CLOAKROOM:
NO ONWARD CHAIN.**

TO BE SOLD: this charming Victorian end of terrace cottage has been extended and modernised and now boasts a good sized fully fitted modern kitchen/dining room which opens onto a pleasant south facing garden, parking is available via permit. The cottage is offered with vacant possession and no onward chain and would suit the commuter being in the heart of Cookham Rise with local amenities including shops, doctor's surgery, dentist and chemist. The branch line serves Maidenhead main line station with fast services to Central London via the Elizabeth Line and the neighbouring Cookham Dean and Cookham villages have a wealth of gastro pubs and restaurants and many pleasant rural and riverside walks. The M4 and M40 motorways are close by. The accommodation comprises:

Hardwood front door to:-



LOUNGE with retro radiator, double glazed Georgian grill sash window, engineered oak flooring, television aerial point, fitted shelving and attractive Victorian fireplace.



KITCHEN/DINING ROOM well fitted with an excellent range of wall and floor units comprising cupboards, drawers, pan drawers and large island unit with one and a half bowl composite sink unit, built in washing machine and dishwasher - all with solid wood work tops over, five ring gas hob with stainless steel extractor over, stack with built in oven and

microwave, built in fridge freezer, three stylish vertical radiators, down lights, television aerial point, double glazed casement doors to outside.

UNDERSTAIRS CLOAKROOM wc and wash basin.

FIRST FLOOR

LANDING



BEDROOM ONE double glazed Georgian grill sash window to front, radiator, television point, built in wardrobe and fireplace.



BEDROOM TWO double glazed Georgian grill sash window to rear, radiator.



BATHROOM fully tiled wall and floor with panel bath, shower unit, low w.c. and wash basin in vanity cupboard unit with shelves, chromium heated towel rail, airing cupboard with Worcester gas central heating boiler, Jack & Jill to both bedrooms.

OUTSIDE



TO THE REAR is a pleasant south facing garden with paved patio area stepping up to an area of lawn, fenced on three sides giving a degree of privacy. Gated side access through to

THE FRONT GARDEN is gravelled with shrub bed and railing.

AC21680425

EPC BAND: D

COUNCIL TAX BAND: D

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

DIRECTIONS: from our office in Cookham walk across the level crossing turn left into High Road and the cottage is a few yards on your 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.

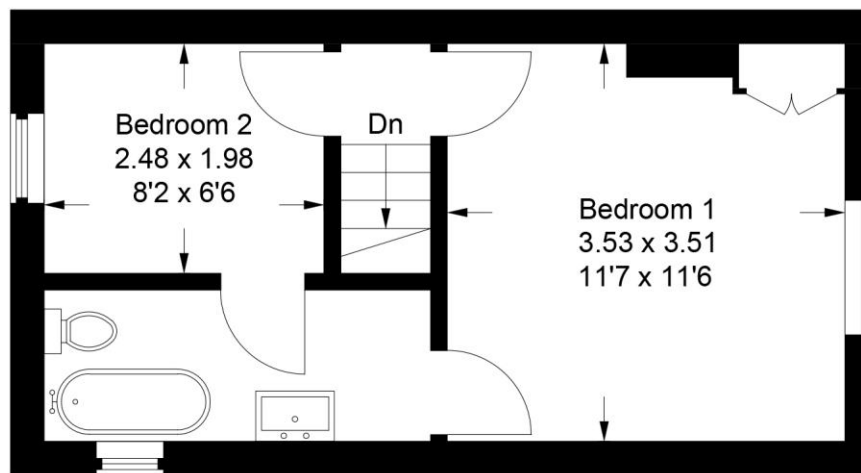
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

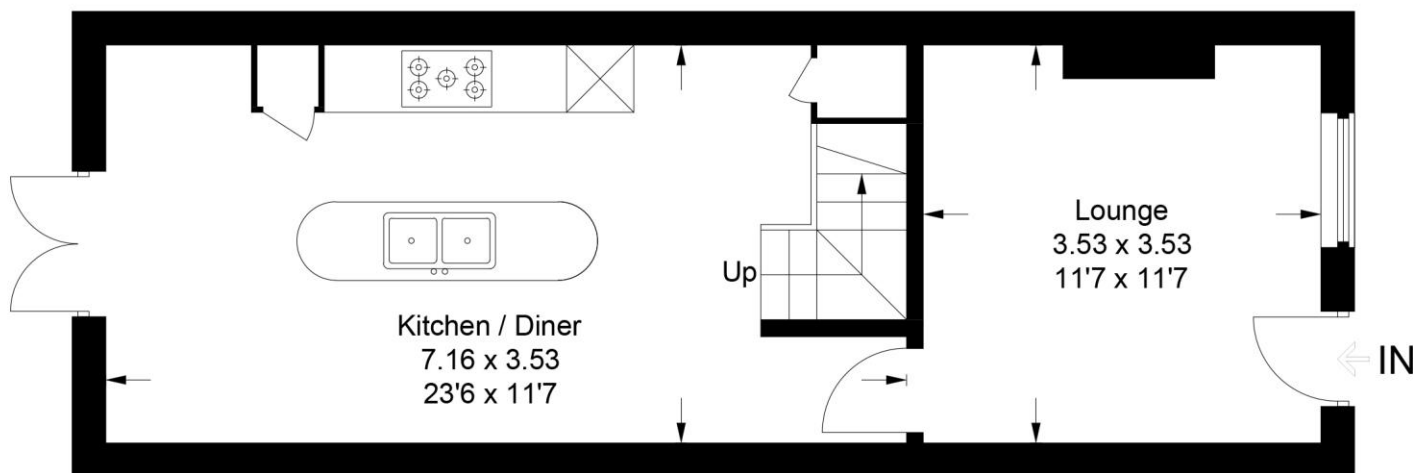


4 Riley Cottages

Approximate Gross Internal Area
Ground Floor = 38.8 sq m / 418 sq ft
First Floor = 25.4 sq m / 273 sq ft
Total = 64.2 sq m / 691 sq ft



First Floor



Ground Floor

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.