



**CHALFONTS, COOKHAM**  
**PRICE: OIEO £950,000 FREEHOLD**

**am** ANDREW  
MILSOM



**CHALFONTS  
BRIAR GLEN  
COOKHAM  
BERKS SL6 9JP**

**PRICE: OFFERS IN EXCESS OF £950,000  
FREEHOLD**

A 1930's detached family home set in large gardens  
in a quiet private backwater road within a short walk  
of local village amenities and railway station.

**FRONT GARDEN WITH DRIVEWAY  
PARKING: GENEROUS WEST FACING REAR  
GARDEN: FOUR BEDROOMS: FAMILY  
SHOWER ROOM: SEPARATE W.C.: LIVING  
ROOM: DINING ROOM: KITCHEN:  
GARAGE: CAR PORT:  
GAS CENTRAL HEATING: PART DOUBLE  
GLAZING. QUIET PRIVATE ROAD.  
CONVENIENT LOCATION.  
NO ONWARD CHAIN.**

**TO BE SOLD:** Chalfonts is an attractive 1930's built family home offering good sized accommodation with great potential for improvement and enlargement, subject to usual consents. The west facing garden is very large and offers a high degree of privacy. Positioned in a private backwater cul de sac road within short walking distance of local village amenities including village store, doctors, pharmacy, infants school, cafes and the Cookham Rise branch line railway station with services to Maidenhead main line station and fast services to Central London via the Elizabeth Line. For the motorist, the M4 and M40 motorways are easily accessible. The property is offered with vacant position and no onward chain. The accommodation comprises:

Harwood front door to **ENTRANCE PORCH** tiled floor, double glazed window and door to **HALLWAY** wood laminate flooring, stairs to First Floor with cupboard under, radiator.

**CLOAKROOM** low w.c., pedestal basin, double glazed window, half tiled walls and tiled floor, chromium heated towel rail.



**LIVING ROOM** open fireplace on tiled hearth with original tiled surround, picture rail, dual aspect with double glazed window to side and double glazed bay window with radiator.



**DINING ROOM** two radiators, built in shelf unit, dual aspect with double glazed window to rear, and double glazed door and window to side, radiator, serving hatch to



**KITCHEN** range of wall and floor cupboards including glass display cupboard and shelving and drawers under a granite effect work top, one and a half bowl stainless steel sink unit, plumbing for dishwasher and washing machine, stack with double electric oven and built in gas hob with extractor fan over, radiator, double glazed window to rear, double glazed door to

**SIDE LOBBY** coal store and larder.

**FIRST FLOOR**



**LANDING** double glazed half landing window, airing cupboard with hot water cylinder, radiator, loft access.

**SEPARATE W.C.** low w.c., half tiled walls.



**BEDROOM ONE** dual aspect with double glazed bay window and double glazed side window, radiator, picture rail, walk in cupboard with shelving.

**BEDROOM TWO** double glazed window to rear, radiator.

**BEDROOM THREE** double glazed window to side, radiator.

**BEDROOM FOUR** double glazed window to rear, radiator, wash basin.



**FAMILY SHOWER ROOM** large shower cubicle with Triton electric shower unit, wash basin in vanity cupboard unit, chromium heated towel rail, fully tiled walls.

## **OUTSIDE**

**TO THE FRONT** the garden behind a low brick wall, chiefly gravelled with mature flower and shrub beds, block pavior driveway with **CAR PORT** leading to

**ATTACHED GARAGE** with up and over door, rear pedestrian door, power and light.

Gated side access where there is an **OUTSIDE W.C.** with low w.c. and wash basin, wall mounted Ideal gas central heating boiler.



**TO THE REAR** the garden is very large and west facing with a high degree of privacy and hedge on three sides, raised crazy paved patio area, chiefly laid to lawn with an abundance of well stocked flower and shrub beds, greenhouse, apple tree.

**AC000035750525**      **EPC BAND: TBC**

**COUNCIL TAX BAND: F**

**VIEWING:** Please contact our Cookham office [cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk) or 01628 531 222.

**DIRECTIONS:** from our office in Station Parade turn left onto Station Hill and turn immediately left onto High Road. Proceed past the infants school and Briar Glen is the second turning on the left, an unmade private road, where Chalfonts will be found towards the end 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](mailto: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.

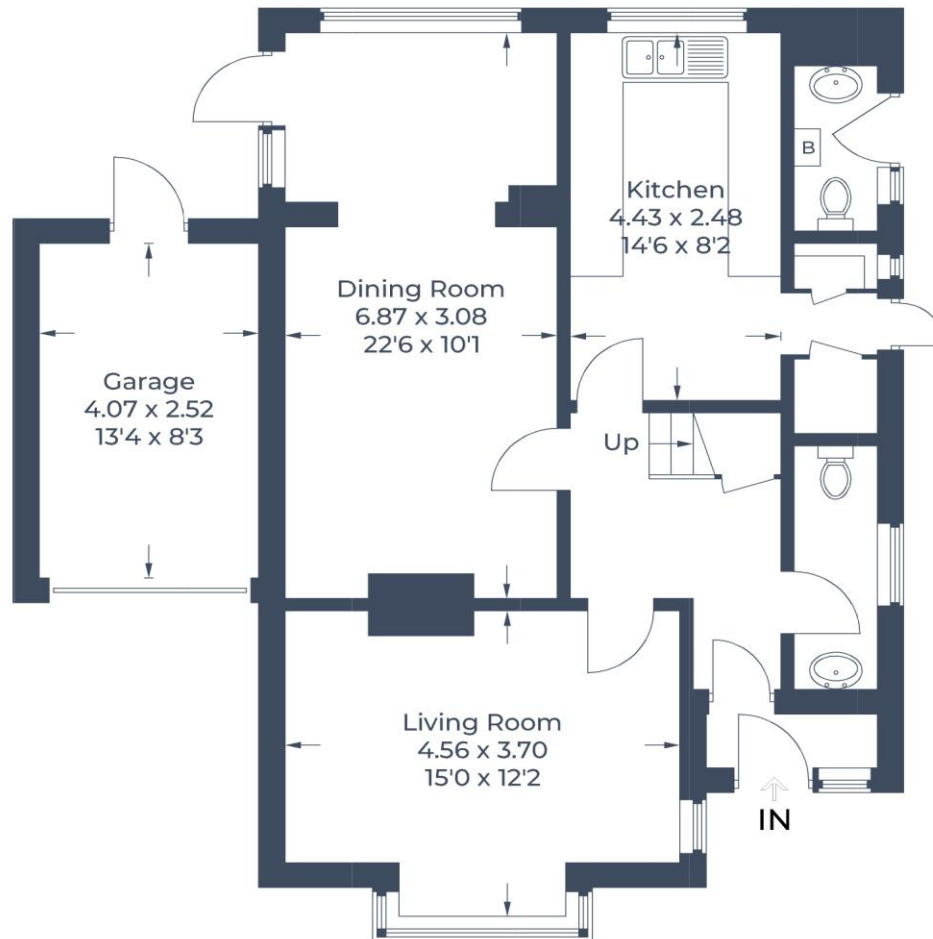
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

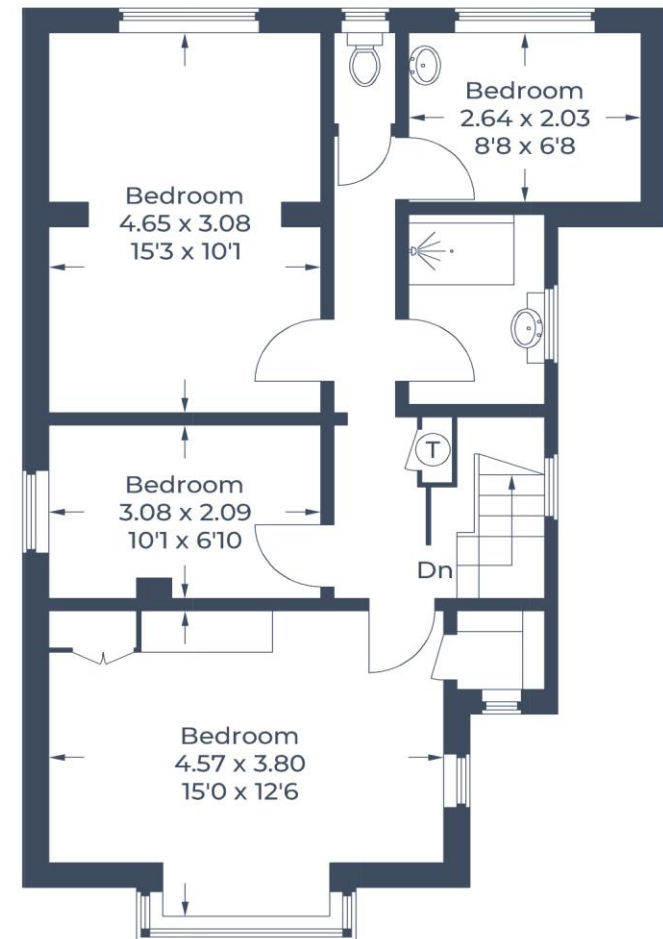




Approximate Gross Internal Area  
Ground Floor = 67.0 sq m / 721 sq ft  
First Floor = 57.8 sq m / 622 sq ft  
Garage = 10.3 sq m / 111 sq ft  
Total = 135.1 sq m / 1,454 sq ft



**Ground Floor**



**First Floor**

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

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