



3 APSLEY COTTAGES, COOKHAM
PRICE: £475,000 FREEHOLD

am ANDREW
MILSON

**3 APSLEY COTTAGES
LOWER ROAD
COOKHAM
BERKS SL6 9EZ**

PRICE: £475,000 FREEHOLD

A charming Victorian mid terrace cottage located in the popular and convenient Lower Road within a short walk of local shops and railway station.

**PLEASANT SOUTH FACING REAR GARDEN:
TWO BEDROOMS: BATHROOM:
LIVING ROOM: DINING ROOM: KITCHEN:
GAS CENTRAL HEATING:
ATTRACTIVE DOUBLE GLAZED SASH
WINDOWS TO FRONT:
OFF ROAD PARKING. NO ONWARD CHAIN.**

TO BE SOLD: offered with no onward chain this pleasant Victorian mid terrace cottage has been modernised and offers well laid out accommodation with a pleasant south facing rear garden and the additional benefit of off road parking. Apsley Cottages are located within a short level walk of local shops and branch railway station linking to Maidenhead main line station, which will connect to Crossrail one day, and onto London Paddington. The M4 and M40 motorways are also easily accessible at Maidenhead, Junction 8/9 and High Wycombe, Junction 4, respectively. The accommodation comprises:



Hardwood front door to **LIVING ROOM:** 12'8 x 10'3 (3.86 x 3.12m) with double glazed sash window, dado rail, cast iron fireplace, wall light points and radiator.



DINING ROOM: 12'8 x 11'4 (3.86 x 3.45m) with brick fireplace, surround and hearth, television aerial point, under stairs storage, two radiator, tiled floor, dado rail, wall light points.



KITCHEN: 12'4 x 8'10 (3.76 x 2.69m) with tiled flooring, Shaker style kitchen units with cupboards, drawers and shelving, island unit with hob – all with work tops over, plumbing for washing machine, space for fridge freezer, sink unit, some under cupboard lighting, down lights, double glazed door to outside, double glazed window to side, wall mounted Baxi gas central heating boiler, tiled splash backs.

FIRST FLOOR

LANDING with access to loft.



BEDROOM ONE: 12'8 x 10'2 (3.86 x 3.10m) double glazed sash window, built in cupboard and radiator.



BEDROOM TWO: 11'5 x 8'9 (3.48 x 2.67m) double glazed window to rear, radiator and wall light points.



BATHROOM with suite of panel bath with Aqualisa shower unit and tiling, low w.c. with concealed cistern, pedestal basin, half tiled walls, tiled flooring, airing cupboard with hot water cylinder, double glazed window to rear.

OUTSIDE



TO THE REAR is a south facing garden with raised brick flower beds, chiefly laid to lawn with two areas of lawn, garden shed, mature flower and shrub borders. The garden has a high degree of privacy with outside light and tap.

TO THE FRONT is driveway parking for one vehicle.

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EPC BAND: D

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.

DIRECTIONS: from our office in Cookham proceed west along Station Hill over the level crossing and onto Lower Road where Apsley Cottages can be found on the left hand side as indicated by our Andrew Milsom 'For Sale' board.

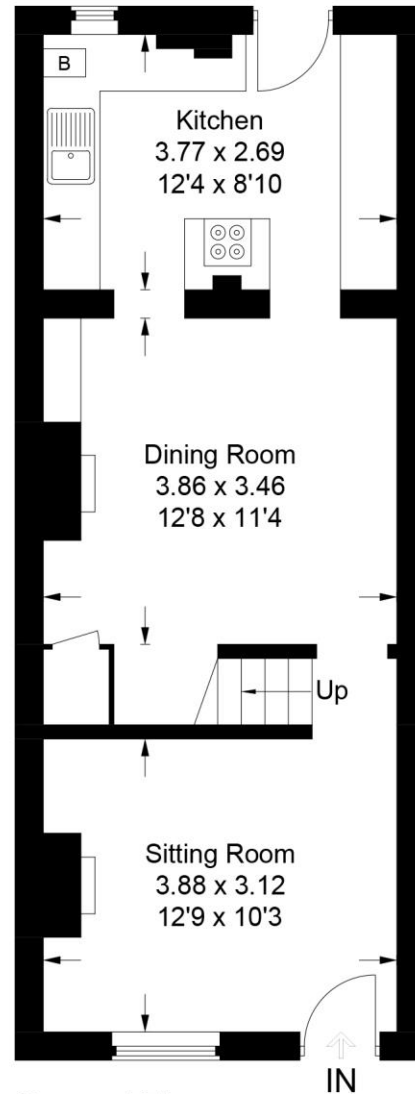
MONEY LAUNDERING REGULATIONS:

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.

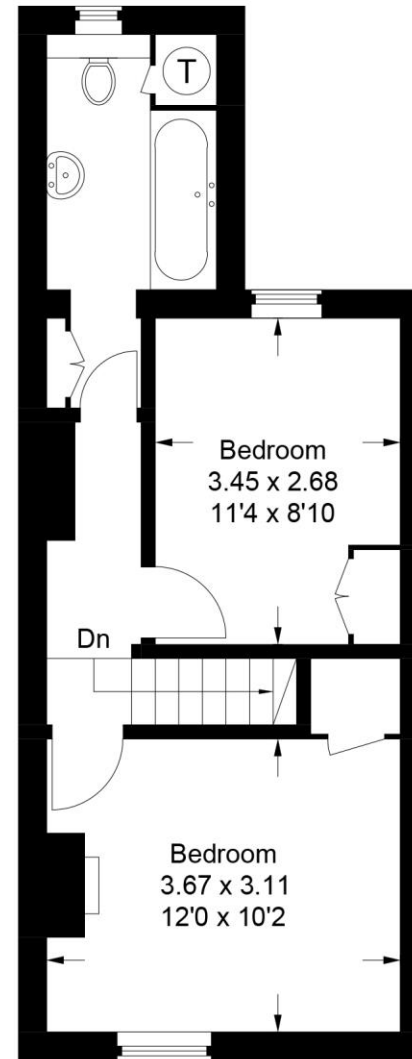
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 = 39.8 sq m / 428 sq ft
First Floor = 33.7 sq m / 363 sq ft
Total = 73.5 sq m / 791 sq ft



Ground Floor



First 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.

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