



15 CANNON DOWN COTTAGES, COOKHAM
PRICE: O.I.E.O. £450,000 FREEHOLD

am ANDREW
MILSON

**15 CANNON DOWN COTTAGES
MAIDENHEAD ROAD
COOKHAM
BERKS SL6 9EA**

**PRICE: OFFERS IN EXCESS OF £450,000
FREEHOLD**

A charming, extended, two bedroom mid terrace
cottage in good order throughout with
modernised kitchen and shower room
conveniently located within walking distance of
village amenities and railway station.

**FRONT & REAR GARDENS:
TWO DOUBLE BEDROOMS:
LIVING ROOM:
KITCHEN/BREAKFAST ROOM:
SHOWER ROOM:
DOUBLE GLAZING:
GAS CENTRAL HEATING:
PARKING AREA.
NO ONWARD CHAIN.**

TO BE SOLD: a well maintained and modernised cottage in very good condition throughout offering characterful accommodation with some original features. The cottage has been extended to provide a good sized well fitted kitchen/breakfast room. The property benefits from an off road parking area shared with adjoining properties and is located within level walking distance of Cookham Rise village amenities including infant's school, grocery store, cafes, doctors and the branch line railway station with services to Maidenhead and fast onward services to Central London, via the Elizabeth Line. For the motorist the M4 and M40 are easily accessible. The accommodation comprises:

Hardwood front door to **PORCH** with double glazed side window, downlights, hardwood door to



LIVING ROOM double glazed Georgian grill window to front, electric log effect heater, shelving in chimney recess, downlights and door to



KITCHEN/BREAKFAST ROOM excellent range of cream fronted units comprising wall and floor cupboards and drawers, built in fridge freezer, plumbing for dishwasher and washing machine, built in electric hob and oven with stainless steel extractor hood over, stainless steel sink unit, timber effect work tops, double glazed Georgian grill window and door to rear, downlights, two radiators, under stairs cupboard, vinyl tiled flooring and door to

INNER LOBBY stairs to First Floor.



SHOWER ROOM suite of corner shower cubicle with Aqualisa shower unit, rectangular basin with vanity cupboard under, low w.c., heated towel rail, vinyl floor, part tiled walls, downlights, double glazed Georgian grill window to rear, extractor fan.

FIRST FLOOR

LANDING with loft access.



BEDROOM ONE double glazed Georgian grill window to front, radiator, cast iron fireplace, fitted four door wardrobe.



BEDROOM TWO double glazed Georgian grill window to rear, radiator, large airing cupboard with hot water cylinder, fitted five door wardrobe.

OUTSIDE



TO THE REAR the garden is chiefly paved, fenced on three side giving a high degree of privacy, light and garden shed.

THE FRONT GARDEN is chiefly laid to lawn with paved pathway leading to the **PARKING AREA**.

AC000028660625 EPC BAND: C

COUNCIL TAX BAND: C

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

DIRECTIONS: from our office in Station Parade Cookham turn right onto Station Hill. Turn right at the mini roundabout and proceed along Maidenhead Road, under the railway bridge, where the property can be found on the left hand side 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.

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.'

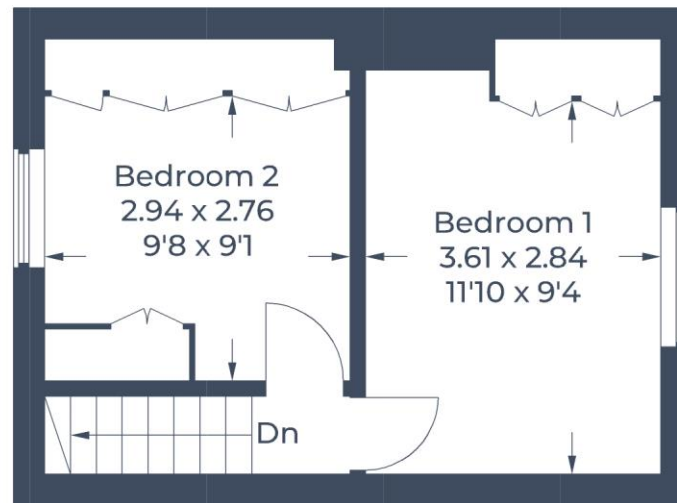
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Approximate Gross Internal Area
Ground Floor = 38.8 sq m / 418 sq ft
First Floor = 25.0 sq m / 269 sq ft
Total = 63.8 sq m / 687 sq ft



First Floor



Ground Floor

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