



111 BROOM HILL, COOKHAM
PRICE: £349,000 LEASEHOLD

am ANDREW
MILSOM

**111 BROOMHILL
COOKHAM
BERKSHIRE
SL6 9LJ**

PRICE: £349,000 LEASEHOLD

Situated on this ever-popular development, a much improved and well-presented two-bedroom first floor maisonette with its own private garden and garage, situated approximately half a mile from the village centre with its good range of shops, railway station and facilities.

**PRIVATE GARDEN TO REAR:
TWO DOUBLE BEDROOMS: LIVING ROOM:
MODERNISED BATHROOM:
KITCHEN WITH BUILT IN APPLIANCES:
GAS HEATING TO RADIATORS:
DOUBLE GLAZING
GARAGE IN BLOCK:**

TO BE SOLD Situated on the ever-popular Broomhill development, an impeccably presented first floor maisonette. It features two good sized bedrooms, a double aspect lounge, bathroom with part underfloor heating and a fitted kitchen with integrated appliances. The property also benefits from gas central heating and sealed double glazing. Outside there is a garage in a block close by and an enclosed, attractive garden behind the property. Broomhill is situated approximately half a mile from the centre of Cookham Rise which offers a good range of shops for day-to-day needs, doctor's and dentist surgeries and a railway station linking into Maidenhead and then linking to Central London via the Elizabeth Line. The accommodation in further detail comprises:

Steps lead to Composite front door with double glazed panel.

ENTRANCE LOBBY stairs to first floor, radiator

LANDING double glazed window to the side, storage cupboard housing combi boiler for domestic hot water and heating, ceiling spotlights.



LIVING ROOM double aspect with double glazed windows to the front and side, attractive wood flooring and radiator, downlights.



KITCHEN a wide range of wood fronted fitted units with rolled edge worktop surfaces, one and a half bowl sink unit with mixer tap, attractive contrasting tiled surrounds, built in Bosch electric hob with extractor above, built in Bosch oven and Bosch combination microwave oven, integrated Neff dishwasher and Bosch washing machine. There is also an integrated fridge, radiator, ceiling spotlights and smoked glass tall display cabinet. Double glazed window to the rear.



BEDROOM ONE wood effect flooring, radiator, built in wardrobe cupboards with drawers, double glazed window to the front.



BEDROOM TWO wood effect flooring, radiator and double glazed window to rear, built in wardrobe.



BATHROOM white suite of panel enclosed bath with glass shower screen with shower above, combination unit with low w.c. and wash basin with cupboards and surface over. Heated towel rail, fully tiled walls, and floor, downlights, part underfloor heating and double glazed window to the rear.

OUTSIDE:

GARDENS there is a **PRIVATE GARDEN** accessed by a path from the rear of the property. The garden is laid predominantly to lawn with a patio area, pond and water feature, garden shed with further rear compost/vegetable growing area to the rear.



GARAGE: Situated in a block within a short walk from the property.

TENURE: The property is **LEASEHOLD** with a 999 lease we understand from 1965.

AC000026350625

EPC BAND: C

COUNCIL TAX BAND: C

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

DIRECTIONS: From our Cookham office in Station Parade turn left into Station Hill and over the level crossing into Lower Road. Proceed along Lower Road for a short distance and take a turning on the left into Whyteladyes Lane. Ascend Whyteladyes Lane and take the second turning on the left in Broomhill. Once at the junction bear right and the property to be sold can be found a short way along here 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 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.'

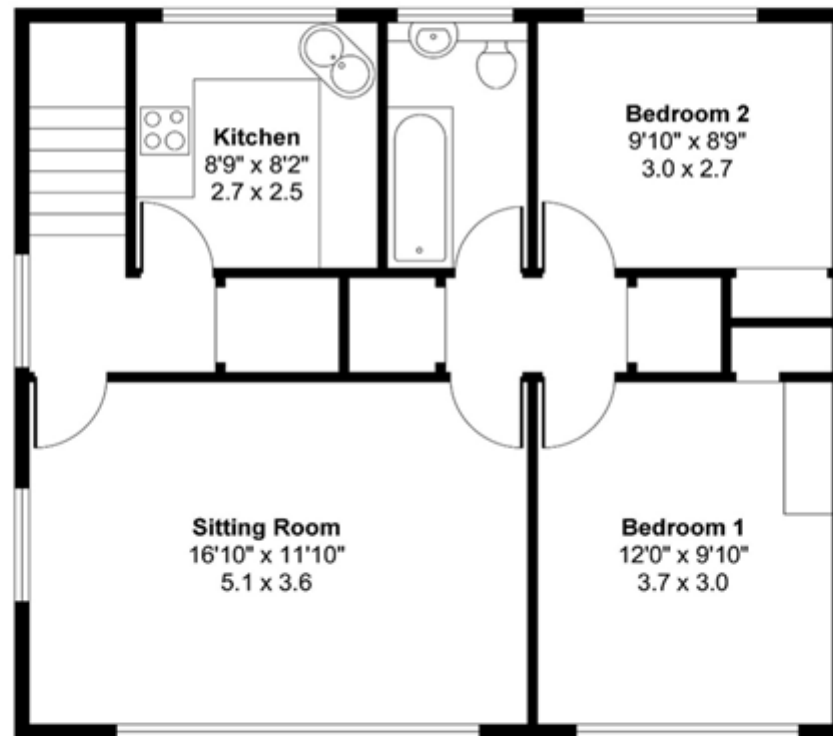
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

NOT TO SCALE

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Floor Area
Approx 663 sq ft - 61.63 sq m
(Gross Internal)