



**THE TOLL HOUSE, COOKHAM**  
**PRICE: O.I.E.O. £575,000 FREEHOLD**

**am** ANDREW  
MILSON



**THE TOLL HOUSE  
SUTTON ROAD  
COOKHAM  
BERKS SL6 9RD**

**PRICE: Offers in Excess of £575,000  
FREEHOLD**

A 1930's built detached three bedroom bungalow  
backing onto and overlooking open countryside  
conveniently located for the popular Cookham High  
Street offered to the market with vacant possession.

**WRAP AROUND GARDENS:  
THREE BEDROOMS: LARGE LIVING  
ROOM: KITCHEN/BREAKFAST ROOM:  
BATHROOM: CLOAKROOM:  
SEPARATE DOUBLE CARPORT:  
GAS CENTRAL HEATING.  
VACANT POSSESSION.**

**TO BE SOLD:** this property was built in the 1930's as a Toll House and is surprisingly spacious with three bedrooms and a good sized living room, cloakroom, bathroom and generous kitchen/breakfast room. Outside are wrap around gardens/courtyard and the property is most surrounded by high walling giving a high degree of privacy and is adjacent to and overlooks pleasant open countryside. There is a separate parking area as well as a double size carport. The property is offered to the market with vacant possession and is located within walking distance of the very popular Cookham High Street with its various restaurants and pubs. There are also many close by, pleasant countryside and riverside walks and Cookham Rise branch line railway station is easily accessible with services to Maidenhead mainline and onward services to Central London, via the Elizabeth Line. The M4 and M40 motorways are easily accessible. The accommodation comprises:

Part glazed front door to **HALLWAY** timber flooring, radiator with shelf over, side window, downlight.

**CLOAKROOM** low w.c., pedestal wash basin, radiator, window to side, timber flooring.



**LIVING ROOM** triple aspect with windows to front, side and rear, two radiators, double casement doors to side, gas log effect fire on brick hearth and surround, wall light points, coved ceiling.

**INNER HALL** timber flooring, loft access, radiator.



**KITCHEN/BREAKFAST ROOM** shaker style range of wall and floor cupboards and drawers, solid timber worktop, space for Range style cooker, extractor fan, butlers sink, plumbing for washing machine, tiled flooring, part tiled walls, Worcester

wall mounted gas fired central heating boiler, downlights, secondary glazed window to rear, and door to side.



**BATHROOM** Heritage style suite of panel bath with shower screen and Victorian mixer tap, low w.c., pedestal basin, window to side, radiator, half panelled walls and timber flooring.

**BEDROOM ONE** window to front, timber flooring, radiator, coved ceiling.



**BEDROOM TWO** casement door to side with window to rear, coved ceiling, radiator.

**BEDROOM THREE** radiator, window to front, timber flooring, built in cupboard.

## OUTSIDE



**TO THE FRONT** paved seating area extending round on both sides of the property with a paved courtyard to the side, pathway leading to archway. The whole is mainly walled giving a high degree of privacy with fencing along the adjoining views over farmland. Gated archway with further parking area and double brick and timber built **CARPORT**.



AC000036010725 EPC BAND: D

COUNCIL TAX BAND: G

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

**DIRECTIONS:** from our office in Cookham Rise proceed along Station Hill, over the roundabout into The Pound and on into Cookham High Street. Turn right into Sutton Road where the property can be found approximately a quarter of a mile along on the right hand side as indicated by our Andrew Milson '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](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 = 92.3 sq m / 993 sq ft

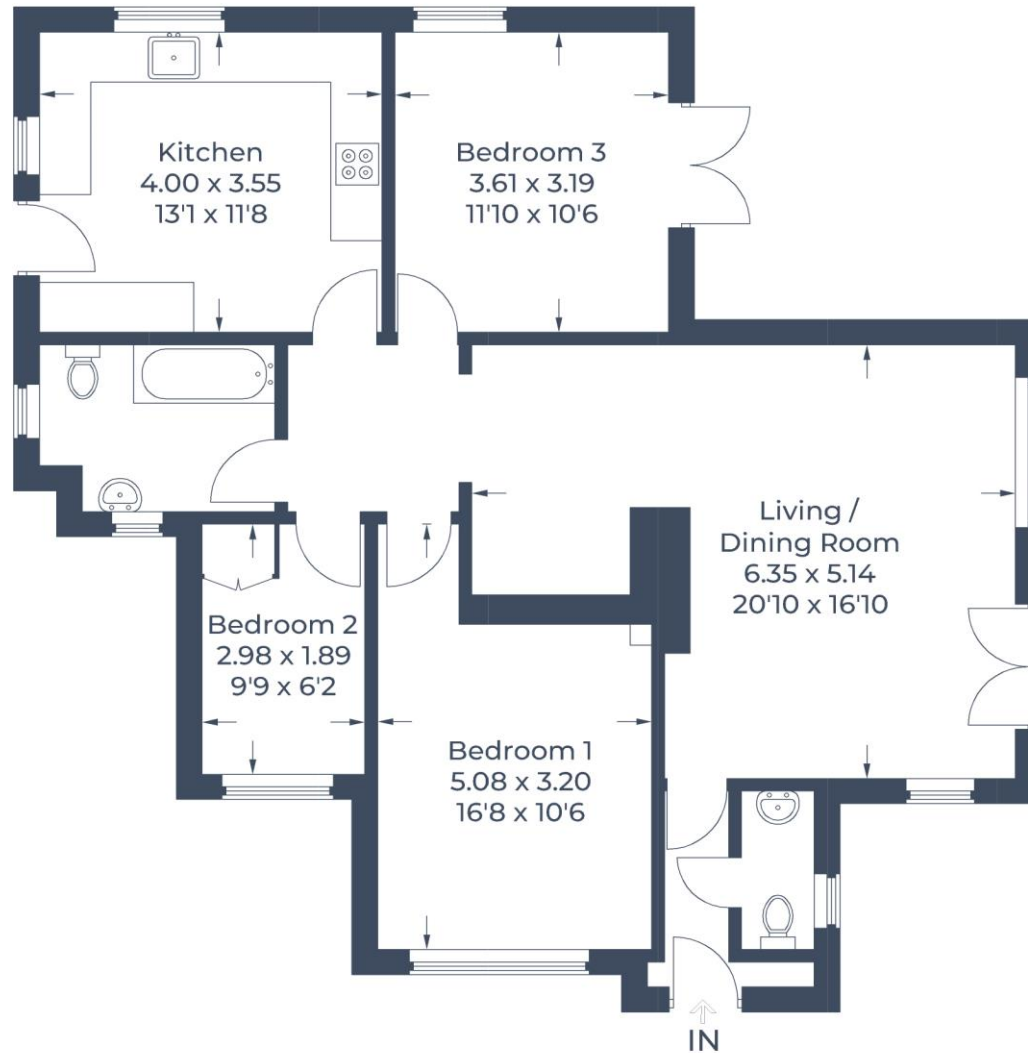


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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