



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

am ANDREW
MILSON

**26 BROOM HILL
COOKHAM
BERKSHIRE SL6 9LW**

PRICE: £349,000 LEASEHOLD

Located in this ever popular development a spacious ground floor purpose built maisonette with larger than average private garden and garage offered in good order throughout benefiting from the remainder of a 999 year lease.

**LARGE PRIVATE FRONT GARDEN:
PRIVATE REAR GARDEN:
TWO GOOD SIZED BEDROOMS:
LARGE DOUBLE ASPECT LOUNGE:
KITCHEN: BATHROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING:
GARAGE IN BLOCK. QUIET LOCATION.
NO ONWARD CHAIN**

TO BE SOLD: this good size ground floor, purpose built maisonette is offered in good order throughout. The accommodation is light and airy with the large lounge being double aspect. There is a private rear garden as well as a larger than average front garden and the property includes a garage in a separate block. The maisonette enjoys the remainder of a 999 year lease with low ground rent and is located in the quiet, but popular, development less than a mile from the centre of Cookham Rise with its railway station and amenities while being close to the Alfred Major Recreation Park. Cookham Rise offers a range of shops for most day to day needs, doctor and dentist surgeries, the popular Cookham Rise School and the branch railway station links to Maidenhead mainline station with fast services to central London via the Elizabeth Line. Nearby Cookham Village offers a variety of riverside walks and also several pubs and restaurants whilst the M40 and M4 motorways are easily accessible. The accommodation comprises:

COVERED ENTRANCE PORCH storage cupboard, outside light, secure composite double glazed front door to:

HALLWAY wood laminate flooring, meter cupboard and deep storage cupboard.



LOUNGE wood laminate flooring, double aspect with double glazed windows to front and side, new retro style radiator, coved ceiling.



KITCHEN range of refurbished wall and floor kitchen units comprising cupboards and drawers with wood effect work tops over, stainless steel sink unit, built-in gas hob with extractor hood, built-in electric double oven, plumbing for washing machine, space for fridge freezer, tiled flooring, walk in pantry, double glazed window to rear.

INNER HALLWAY large cupboard with Worcester gas central heating boiler, deep storage cupboard.



BEDROOM ONE double glazed window to front, retro style radiator, coved ceiling, four door fitted wardrobe.



BEDROOM TWO double glazed window and double glazed casement doors to rear garden, coved ceiling, built-in wardrobe and retro style radiator.



BATHROOM refitted with large shower tray and screen with rainforest shower head and hand shower, combination low w.c. and wash basin in vanity unit with cupboards and surface, chromium heated towel rail, vinyl floor, part tiled walls.

OUTSIDE



TO THE REAR is an enclosed, private garden fenced on three sides with paved seating area and 'lazy lawn' and outside tap with side access to

THE FRONT where there is a good size front garden chiefly laid to lawn and fenced on two sides and conifers on the other.

GARAGE in separate block with up and over door.
Ground Rent: £150

Lease: Remainder of 999 years

C07620725

EPC BAND: C

COUNCIL TAX BAND: D

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

DIRECTIONS: from our Cookham office in Station Parade turn left onto Station Hill and turn left into High Road. At the T junction turn left into Whyteladyes Lane, where Broom Hill will be found on the left hand side. Bear left and number 26 is 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.'

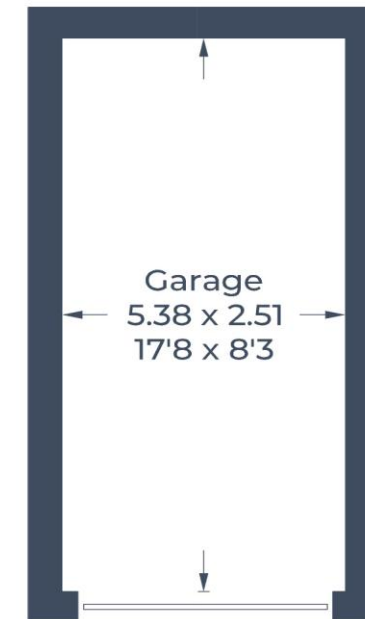
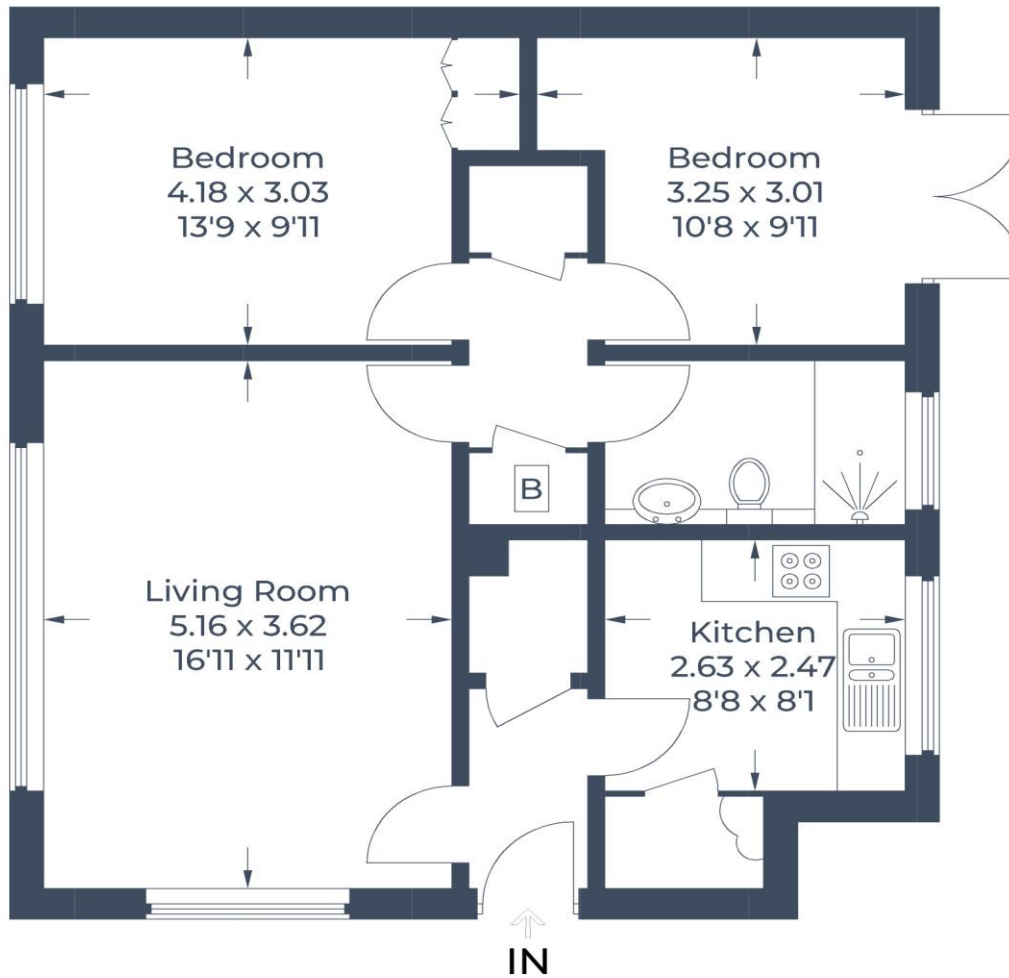
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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



Approximate Gross Internal Area
Ground Floor = 62.2 sq m / 669 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 75.7 sq m / 814 sq ft



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Andrew Milsom