



104 BROOM HILL, COOKHAM
PRICE: £695,000 FREEHOLD

am ANDREW
MILSOM

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COOKHAM
BERKS SL6 9LQ**

PRICE: £695,000 FREEHOLD

A well presented, extended, modern semi set in a quiet position on this ever popular development within ten minutes walk of Cookham Rise railway station, local amenities and school

**FRONT & REAR GARDENS:
THREE BEDROOMS: SHOWER ROOM:
THROUGH LOUNGE/DINING
ROOM:KITCHEN:SITTING ROOM (COULD
BE GUEST ROOM): CLOAKROOM:
ATTACHED GARAGE
WARM AIR CENTRAL HEATING:
DOUBLE GLAZING:
DRIVEWAY PARKING. QUIET LOCATION:
NO ONWARD CHAIN**

TO BE SOLD: this 1960's semi detached has been well maintained and modernised and benefits from the addition of an extra room serving as a sitting/garden room which could be used as a guest with a cloakroom adjoining. There is quality engineered timber flooring running throughout the ground floor. The pleasantly kept garden offers a high degree of privacy and there is driveway parking to the front.

The property is located in a quiet spur off the very popular Broom Hill development and is within a ten minute walk of Cookham Rise amenities including grocery store, doctor's surgery, primary school and branch line railway station with services to Maidenhead mainline station and onward services to Central London via the Elizabeth Line. For the motorist the M4 and M40 motorways are easily accessible. The accommodation comprises



Part glazed front door to **PORCH** with glazed door to:-

HALLWAY with storage cupboard

THROUGH LOUNGE DINING ROOM: Coved ceiling, double aspect with double glazed bow window to front and double glazed casement doors to rear, stairs to first floor, large cupboard housing warm air heating unit



KITCHEN : Recently installed, stylish grey fronted Howdens kitchen with wall and floor units comprising cupboards and drawers, inset enamel sink unit, quality quartz work surfaces, built in induction hob and double electric oven with extractor hood over, space for American style fridge freezer, built in dish washer, built in washer/dryer, double glazed window to rear

SITTING/GARDEN ROOM: Double glazed doors to front and rear, double glazed window to front

CLOAKROOM: low w.c., rectangular wash basin in vanity cupboard unit, fully tiled wall and floor.

FIRST FLOOR



LANDING access to loft, double glazed window to side, airing cupboard.



BEDROOM ONE double glazed window to front, built in two door wardrobe.



BEDROOM TWO double glazed window to rear, built in cupboard.

BEDROOM THREE double glazed window to front.



SHOWER ROOM Fully tiled walls and floor, large walk in shower cubicle with shower mixer bar, wash basin with vanity cupboard, low w.c. chromium heated towel rail,

TO THE FRONT: Driveway parking and lawn with hedging to front and brick walling to side, outside light..

GARAGE detached with up and over door, power and light,



TO THE REAR is a neatly maintained garden, fenced on all sides giving a high degree of privacy, paved patio and outside light and tap, chiefly laid to lawn with mature flower and shrub beds

AC25020825

EPC BAND: C

COUNCIL TAX BAND: E

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

DIRECTIONS: From our office in Station Parade, turn right onto Station Hill and right at the roundabout proceeding under the railway bridge and turn right onto Whyteladies Lane. Broom Hill is on the right and no4 is in the right hand spur at the beginning of the development.

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.



Approximate Gross Internal Area
 Ground Floor = 42.2 sq m / 454 sq ft
 First Floor = 40.8 sq m / 439 sq ft
 External Sitting Room / WC = 13.9 sq m / 150 sq ft
 Garage = 11.2 sq m / 120 sq ft
 Total = 108.1 sq m / 1163 sq ft

