



4 OVERTON COTTAGES, COOKHAM DEAN
PRICE: £599,950 FREEHOLD

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MILSOM

**4 OVERTON COTTAGES
KINGS ROAD
COOKHAM DEAN
BERKS SL6 9BA**

PRICE: £599,950 FREEHOLD

A charming Victorian end of terrace cottage located in a quiet conservation area in the picturesque village of Cookham Dean offered to the market with no onward chain.

**FRONT GARDEN: TWO BEDROOMS:
FIRST FLOOR BATHROOM: LIVING ROOM:
KITCHEN/DINING ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZING: GARDEN OFFICE:
DETACHED GARAGE. NO ONWARD CHAIN.**

TO BE SOLD: this charming Victorian end of terrace cottage is set in a quiet semi-rural lane in the picturesque village of Cookham Dean. The property has been well modernised and boasts a good sized well equipped kitchen/dining room. To the rear of the property is a fully equipped garden office with heating and cabling and to the front is a deep garden and the good sized pitched roof detached garage with two car parking spaces. There are local walks and country pubs close by and Cookham High Street, with its excellent range of pubs and restaurants, is a five minute drive and in Cookham Rise there is a convenience store, choice of village shops, cafes, doctors surgery and branch line railway station with services to Maidenhead main line station and onward services to Central London via the Elizabeth Line. For the motorist, the M4 and M40 motorways are close by. The accommodation comprises:

Double glazed composite side door with outside light to:-



KITCHEN/DINING ROOM excellent range of white front wall and floor units comprising cupboards, drawers including deep pan drawer, full height broom cupboard and pull out larder, enamel sink unit, extensive granite work tops also forming peninsular unit with further cupboards and drawers unit and breakfast bar, built in dishwasher, space for fridge freezer, stack of built in microwave and electric oven, fitted induction hob with stainless cooker hood over, cupboard housing Worcester gas central heating boiler, plumbing for washing machine, double glazed casement doors to rear and double glazed window to side, oak flooring, steps up and down to



LIVING ROOM oak flooring, double glazed sash window to front, radiator, log burner sat on raised York stone plinth and stairs to First Floor.

FIRST FLOOR

LANDING



BEDROOM ONE oak flooring, double glazed sash window to front, cast iron fireplace, radiator, access to loft, built in wardrobe and cupboard.



BEDROOM TWO oak flooring, radiator, double glazed window to rear, wall light points, airing cupboard with hot water cylinder.



BATHROOM suite of panel bath with Aqualisa shower unit, low w.c., wash basin in vanity cupboard, oak flooring, tiled walls, double glazed window to side, downlights, towel rail.

OUTSIDE



TO THE FRONT is a long garden with raised area of lawn behind sleepers, paved garden path leading to paved seating terrace and paving to side door and leading to

DETACHED GARAGE with shutter door and double glazed pedestrian door, power and light. Hardstand parking for two vehicles.



TO THE REAR paved seating area with a high degree of privacy and outside light with steps up to decked seating area and



LARGE GARDEN OFFICE with vinyl flooring, downlights, five door double glazed bi-fold doors, power and light. There is also a gated paved side path leading to the front.

AC000025480825 EPC BAND: D

COUNCIL TAX BAND: TBC

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

DIRECTIONS: From our office in Station Parade, turn left onto Station Hill and proceed west for about half a mile until you turn left into Kings Lane. Overton Cottages are on the right hand side and no 4 is marked by a 'for sale' sign

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 = 33.7 sq m / 363 sq ft
First Floor = 33.3 sq m / 358 sq ft
Garden Study / Garage = 29.2 sq m / 314 sq ft
Total = 96.2 sq m / 1,035 sq ft

