



FIR TREE COTTAGE, COOKHAM
PRICE: £725,000 FREEHOLD

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MILSOM

**FIR TREE COTTAGE
NEW ROAD
COOKHAM
BERKS SL6 9HD**

PRICE: £725,000 FREEHOLD

A well maintained, modern link detached house within a short walk of Cookham Rise local amenities and railway station with good sized pleasantly cared for garden.

**FRONT & REAR GARDENS:
THREE BEDROOMS – ONE WITH ENSUITE
SHOWER ROOM: FAMILY BATHROOM:
CLOAKROOM: LIVING/DINING ROOM:
WELL FITTED KITCHEN/BREAKFAST
ROOM: DOUBLE GLAZING:
GAS CENTRAL HEATING:
ATTACHED GARAGE. NO ONWARD CHAIN.**

TO BE SOLD: Fir Tree Cottage is one of a pair of link detached properties built, we believe, in the 1980's offering well laid out accommodation in good condition throughout. The kitchen/breakfast room is well equipped and opens onto the garage which, in turn, has pedestrian door to the gardens. The main bedroom has an ensuite shower room. To the front is driveway parking and the rear garden is very well maintained and gives a high degree of privacy. The property is located in New Road which is within a very short walk of local Cookham Rise village amenities including the grocery store, doctors, pharmacy, infant's school and Cookham Rise branch line railway station with services to Maidenhead main line station and onwards to Central London via the Elizabeth Line. For the motorist, the M4 and M40 motorways are close by. The accommodation comprises:

COVERED PORCH with outside light, double glazed leaded light door to

HALLWAY double glazed side window, radiator, wood laminate flooring, radiator, stairs to First Floor, dado rail and coved ceiling.

CLOAKROOM low w.c., wash basin, tiled flooring, half tiled walls, radiator, double glazing, coved ceiling.



LIVING/DINING ROOM spacious with coved ceiling, two radiators, double glazed window and double glazed casement doors to rear.



KITCHEN/BREAKFAST ROOM good size with an excellent range of Taupe coloured units comprising various wall and floor cupboards and drawers including deep pan drawer, glass display units – all with quality granite work tops, built in Neff gas hob with extractor fan over, stack of built in double oven, pull out larder, one and a half bowl stainless steel sink unit and further stainless steel sink unit, built in washing machine, fridge freezer and dishwasher, tiled flooring, vertical radiator, downlights and door to Garage.

FIRST FLOOR

LANDING



BEDROOM ONE double glazed window to rear, radiator, coved ceiling, built in mirrored door wardrobe.

ENSUITE SHOWER ROOM tiled shower cubicle with Triton shower unit, low w.c., wash basin in vanity cupboard unit, tiled floor, towel rail, double glazed window, coved ceiling.



BEDROOM TWO double glazed window to front, radiator, built in mirror door wardrobe, coved ceiling.

BEDROOM THREE double glazed window to front, coved ceiling, built in mirror door wardrobe, radiator.



FAMILY BATHROOM Suite of panelled bath with mixer tap and Triton shower unit, low w.c., wash basin in vanity, heated towel rail, double glazing, tiled walls and floor.

OUTSIDE

ATTACHED GARAGE with shutter door, power and light with vaulted ceiling and double glazed pedestrian door to Rear Garden.

TO THE FRONT driveway parking leading to Garage, gravelled area with flower and shrub beds and gated side access to



THE REAR GARDEN slate style paved patio area, outside light with raised flower beds behind brick and sleeper walls, steps up to area of neat lawn with further flower and shrub beds, garden shed. The whole being fenced and hedged on all sides giving a high degree of privacy.



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 left onto Station Hill, continue over the railway into Lower Road and turn left into New Road where Fir Tree Cottage can be found, after a short distance, 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.

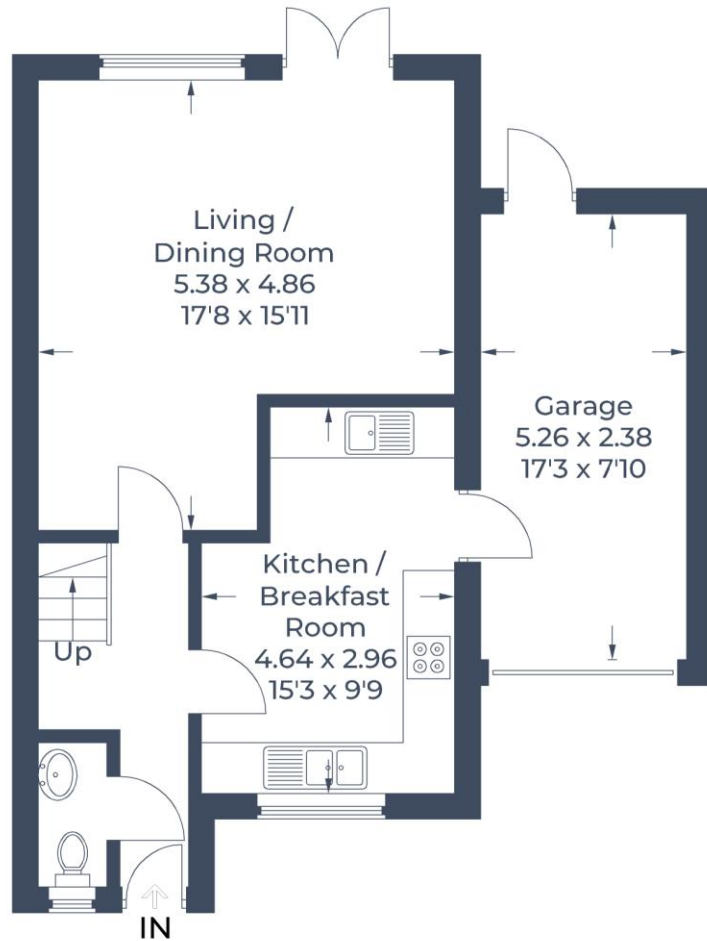
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.

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.

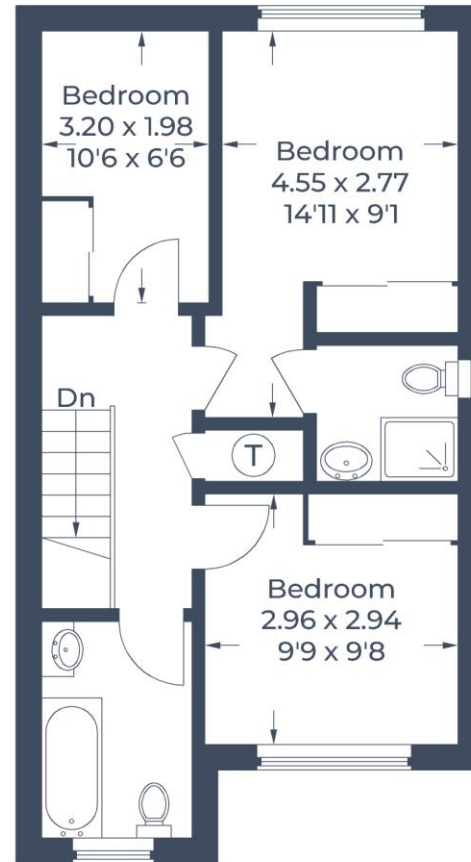
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

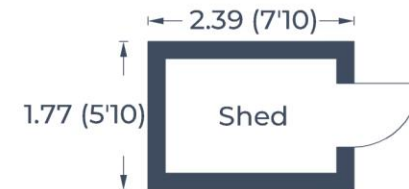
Approximate Gross Internal Area
Ground Floor = 57.3 sq m / 617 sq ft
First Floor = 42.7 sq m / 460 sq ft
Shed = 2.7 sq m / 29 sq ft
Total = 102.7 sq m / 1106 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)