



97 BROOM HILL, COOKHAM
PRICE: £780,000 FREEHOLD

am ANDREW
MILSOM

**97 BROOM HILL
COOKHAM
BERKS SL6 9LJ**

PRICE: £780,000 FREEHOLD

An extremely well extended and modernised semi-detached house with generous garden set in this popular residential development within easy walking distance of village amenities.

**LARGE PRIVATE REAR GARDEN:
FOUR BEDROOMS – ONE WITH ENSUITE
SHOWER ROOM: FAMILY BATHROOM:
CLOAKROOM: LIVING ROOM:
FAMILY ROOM: STUDY/GARDEN ROOM:
KITCHEN/BREAKFAST ROOM:
DRIVEWAY PARKING: DOUBLE GLAZING:
GAS CENTRAL HEATING: ELECTRIC
CHARGING POINT:
SOLAR PANELS: QUIET LOCATION.**

TO BE SOLD: Broom Hill is a popular 1960's residential development and this semi-detached house has been the subject of an extremely well thought out extension and reconfiguration and is in good order throughout. There is ample driveway parking to the front and the property boasts one of the largest rear gardens on the development. It is located within a short walk of Cookham Rise village amenities including village store, cafes, doctors, pharmacy, Primary school and the branch railway station with services to Maidenhead mainline fast services to Central London via the Elizabeth Line. For the motorist the M4 and M40 motorways are easily accessible. The accommodation comprises:

Double glazed leaded light composite front door to

HALLWAY radiator, under stairs cupboard and quality oak flooring.

CLOAKROOM low w.c., wash basin with tiled splash back, quality oak flooring, dado rail, heated towel rail, extractor fan.

FAMILY ROOM two built in storage cupboards, built in cupboard with hot water cylinder and Worcester gas central heating boiler with underfloor heating controls, timber flooring, double glazing to front, wall cupboard, downlight.



LIVING ROOM quality oak flooring, electric underfloor heating, double glazed window to front, feature free standing log burner on slate hearth, wall light points and glazed casement doors to



STUDY quality oak flooring, vaulted ceiling with Velux windows, double glazed casement doors and side panels to garden, radiator and door to



KITCHEN/BREAKFAST ROOM farmhouse style range of wall and floor units comprising cupboards, drawers, double bowl butlers sinks – all with solid timber work tops over, plumbing for washing machine and dishwasher, tiled underfloor heating, double glazed window to rear, double glazed casement door to rear, vaulted ceiling with two Velux windows and door to side, downlights, part tiled walls, recess for range style cooker with extractor over.

FIRST FLOOR

LANDING loft hatch with ladder, linen cupboard.



BEDROOM ONE attractive timber flooring, double glazed window to front, feature vaulted ceiling with Velux window, radiator.

ENSUITE SHOWER ROOM corner shower cubicle with hand shower and rainforest shower head, low w.c., pedestal basin with cupboard, double glazing, downlights, extractor fan, tiled floor and part tiled walls.

BEDROOM TWO timber flooring, double glazing, radiator.

BEDROOM THREE timber flooring, double glazed window to rear, radiator, built in wardrobe and cupboard.

BEDROOM FOUR timber flooring, double glazed window to front, radiator.



FAMILY BATHROOM large Victorian suite of pedestal basin, low w.c., panel bath with shower unit and screen, three quarters tiled walls, double glazing, downlights, extractor fan, tiled floor and chromium heated towel rail.

OUTSIDE



TO THE REAR is a large paved patio area with outside light and power, outside tap, leading onto a large lawn with mature flower and shrub beds, raised sleeper planters, hedging on three sides giving a high degree of privacy, trellis and screening with gate through to further area of garden with vegetable beds. Gated side access through to

THE FRONT GARDEN block paviour driveway with parking for two vehicles and area of lawn.

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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. Proceed under the railway bridge turning

right into Whyteladyes Lane. Broom Hill is on the right hand side, drive in and turn right at the junction and no 97 is on the left



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 = 79.3 sq m / 853 sq ft
First Floor = 57.5 sq m / 619 sq ft
Total = 136.8 sq m / 1,472 sq ft

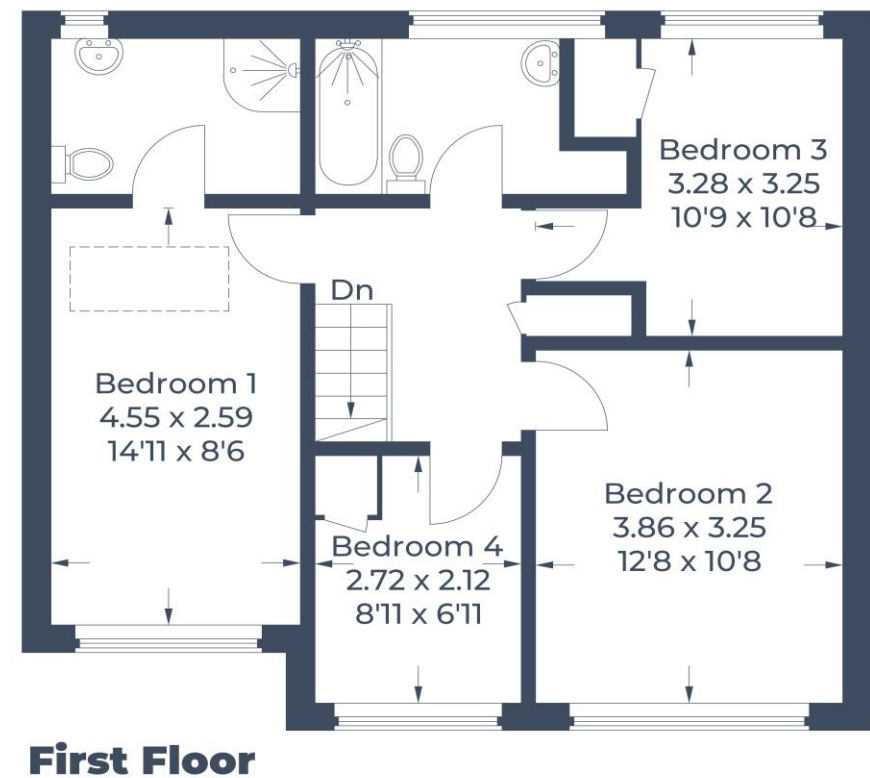
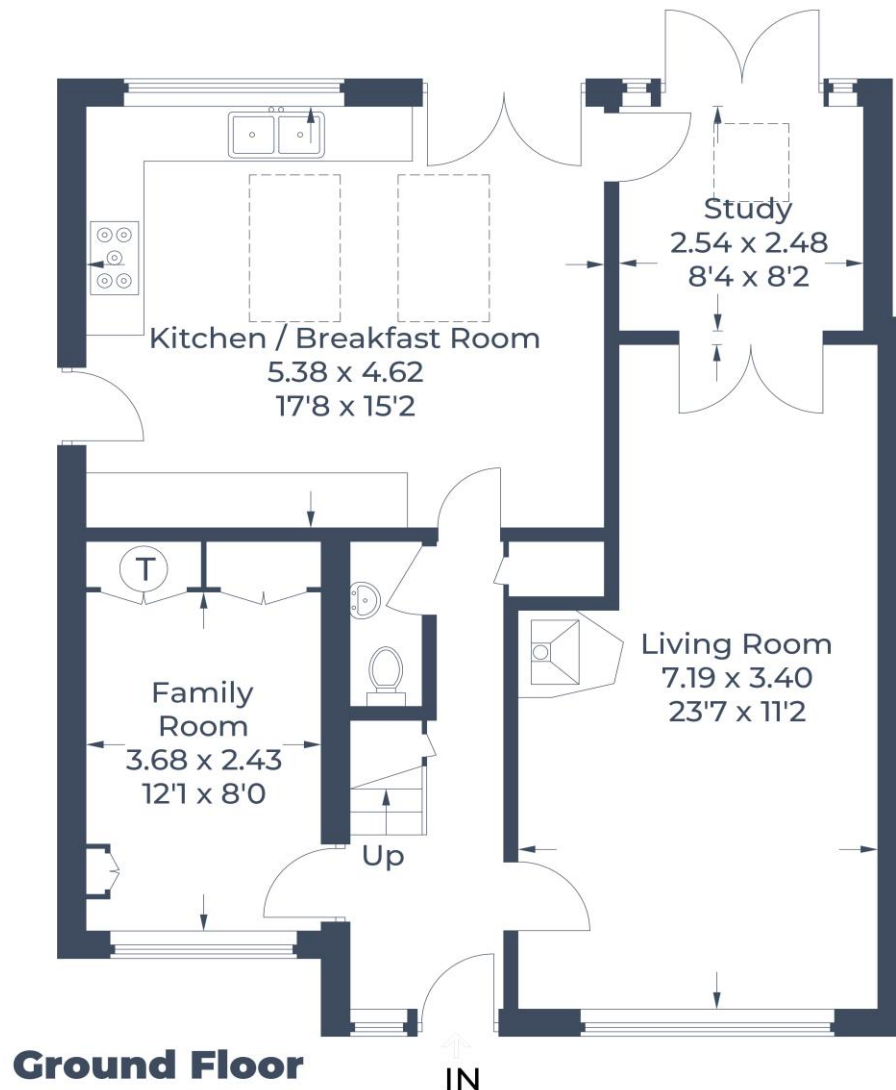


Illustration for identification purposes only,
measurements are approximate, not to scale.