



**47 BROOM HILL, COOKHAM**  
**PRICE: £340,000 LEASEHOLD**

**am** ANDREW  
MILSOM

**47 BROOMHILL  
COOKHAM  
BERKSHIRE  
SL6 9LJ**

**PRICE: £340,000 LEASEHOLD**

Situated on this ever-popular development, a two-bedroom first floor maisonette with its own private garden and garage, situated approximately half a mile from the village centre with its good range of shops, railway station and facilities. Ready for renovation

**PRIVATE GARDEN TO REAR:  
TWO DOUBLE BEDROOMS: LIVING ROOM:  
SEPARATE BATHROOM:  
KITCHEN WITH BUILT IN APPLIANCES:  
GAS HEATING TO RADIATORS:  
DOUBLE GLAZING  
GARAGE IN BLOCK:**

**TO BE SOLD** Situated on the ever-popular Broomhill development, a first floor maisonette ready for refurbishment. It features two good sized bedrooms, a double aspect lounge, family bathroom and fitted kitchen. The property also benefits from gas central heating and double glazing. Outside there is a garage in a block right next to the front door and south facing garden. Broomhill is situated approximately half a mile from the centre of Cookham Rise which offers a good range of shops for day-to-day needs, doctor's and dentist surgeries and a railway station linking into Maidenhead and then linking to Central London via the Elizabeth Line. The accommodation in further detail comprises:

Steps lead to Composite front door with double glazed panel.

**ENTRANCE LOBBY** stairs to first floor.

**LANDING** Inner steps, double glazed window to the side and radiator.



**LIVING ROOM** Double aspect with double glazed windows to the front and side, Exposed original flooring, radiator and downlights.



**KITCHEN** A serviceable and fully functional kitchen offering a practical layout. While the kitchen is perfectly usable in its current condition, it would now benefit from modernisation, presenting an excellent opportunity for buyers to update and personalise to their own taste. Existing cabinetry and work surfaces show signs of general wear consistent with age, and the overall finish reflects a more traditional style.

A great blank canvas for those seeking to add value, with scope to reconfigure or refurbish and create a contemporary kitchen suited to modern living.

**BEDROOM ONE** wood effect flooring, radiator, built in wardrobe cupboards with drawers, double glazed window to the front.



**BEDROOM TWO** original flooring, radiator and double-glazed window to rear, built in wardrobe.



**BATHROOM** white suite of panel enclosed bath with shower above, combination unit with low w.c. and wash basin with cupboards and surface over radiator, fully tiled walls and floor, downlights, double glazed window to the rear.

## OUTSIDE:

**GARDENS** there is a private garden accessed by an entrance between the front door and the garage. The garden is laid predominantly to lawn and benefits from being south facing. A perfect little sun trap for those sunny days.



**GARAGE:** The garage is the nearest to the property with the blue door so your parking space in front is right by the front door. Ideal should you need to install an EV charger.

**TENURE:** The property is **LEASEHOLD** with a 999 lease we understand from 1965. 937 years remaining.

**AC000026350625**

**EPC BAND: TBC**

**COUNCIL TAX BAND: D**

## DIRECTIONS

From our Cookham office in Station Parade turn left into Station Hill and over the level crossing into Lower Road. Proceed along Lower Road for a short distance and take a turning on the left into Whyteladyes Lane. Ascend Whyteladyes Lane and take the second turning on the left in Broomhill. Once at the junction bear right and then right again where the property can be found a short way along here 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.

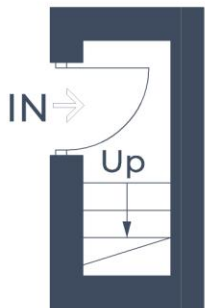
Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. [allan.buckridge@thamesideassociates.co.uk](mailto:allan.buckridge@thamesideassociates.co.uk) 69 The 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.

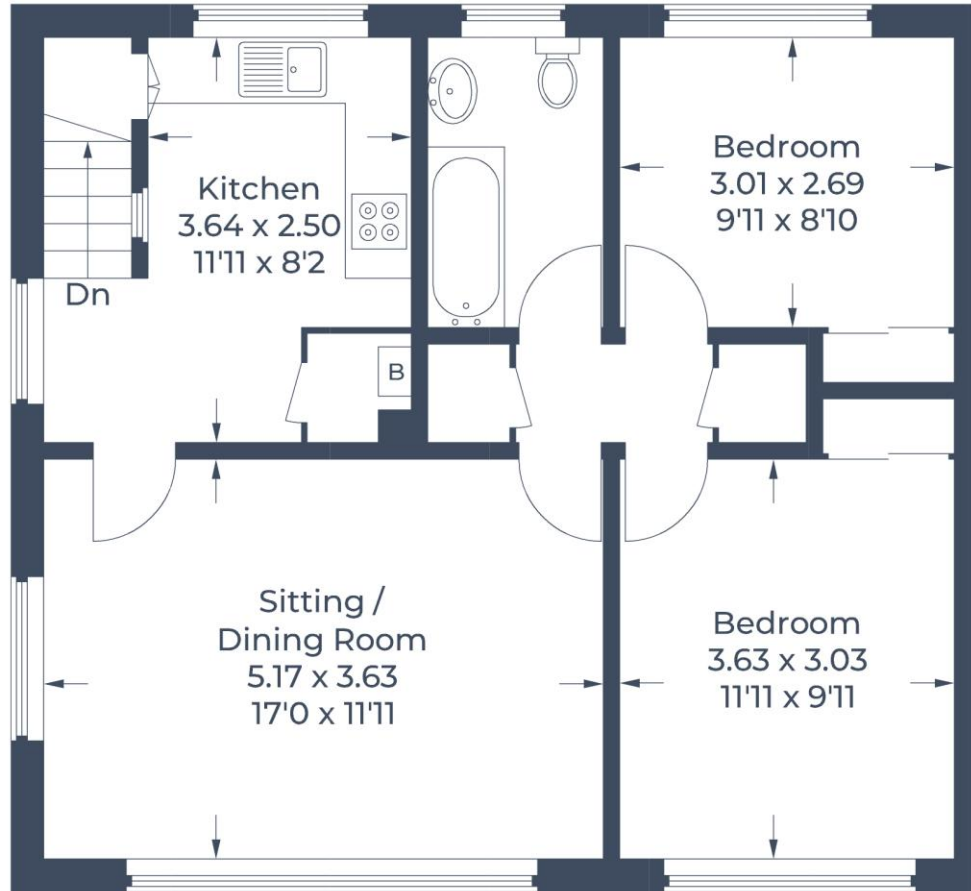
**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**VIEWING:** Please contact our Cookham office [cookham@andrewmilsom.co.uk](mailto:cookham@andrewmilsom.co.uk) or 01628 531 222.

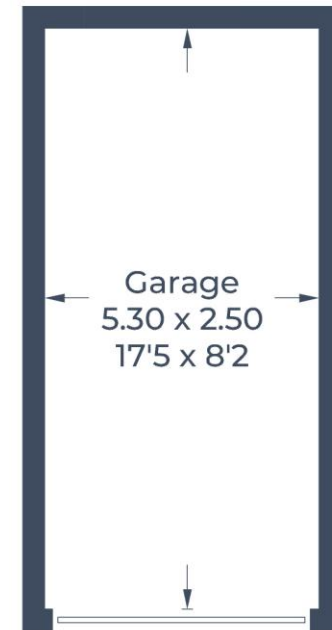
Approximate Gross Internal Area  
 Ground Floor = 1.8 sq m / 19 sq ft  
 First Floor = 62.2 sq m / 669 sq ft  
 Garage = 13.2 sq m / 142 sq ft  
 Total = 77.2 sq m / 830 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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