



STATION ROAD, COOKHAM RISE
PRICE: £450,000 FREEHOLD

am ANDREW
MILSON

**1 ALANDALE COTTAGES
STATION ROAD
COOKHAM
SL6 9BY**

PRICE: £450,000 FREEHOLD

Conveniently located in a peaceful cul-de-sac in the heart of the village, just a short walk from Cookham's many amenities including shops, cafes and train station, this delightful 2 bed end terraced cottage is offered for sale with no onward chain.

**ATTRACTIVE GARDEN : TWO
BEDROOMS : LARGE LIVING ROOM
WITH FIREPLACE FEATURING
ATTRACTIVE WOOD BURNER : SHAKER
STYLE KITCHEN : BATHROOM : GAS
CENTRAL HEATING : DOUBLE GLAZING:
WOODEN FLOORS: SHORT WALK OF
SHOPS & STATION**

TO BE SOLD: This two bedroom end of terrace Victorian home has been the subject of much improvement and is now offered for sale with no onward chain. The property is conveniently located within a short walk of shops, cafes, Doctor's surgery, Dentist, Nursery and primary school. Cookham train station is a mere stroll, connecting to the Elizabeth Line/Paddington at Maidenhead in 7 minutes. The cottage provides light and airy, deceptively spacious accommodation, with a shaker style kitchen and a ground floor bathroom. Cookham village offers a picturesque High Street with olde worlde charm, numerous coaching Inns and fabulous restaurants, plus a beautiful stretch of the River Thames. The market town of Marlow is a short drive away and both the M4 (J 8/9) and M40 (J4) motorways can be accessed via Maidenhead and High Wycombe respectively.

The accommodation in further detail comprises with all dimensions being approximate:

ENTRANCE PORCH: Stained glass front door, ceramic tiled floor, double glazed window and door to

LIVING/DINING ROOM: An attractive double aspect room with pine floorboarding, an open fireplace fitted with woodburning stove and tiled hearth with shelved recesses to side, open tread stairs to first floor and two radiators. Open plan to:



KITCHEN: Comprising a comprehensive range of Shaker style wall and base units with single drainer stainless steel sink unit with mixer tap, granite style working surfaces, four ring stainless steel gas hob with oven under and cooker hood over, tiled wall surrounds, exposed wood floor, built in fridge and freezer, fitted dishwasher, Hotpoint washer/dryer, concealed Worcester gas fired boiler, attractive rooflight, radiator, recessed spotlighting and opening to:



REAR HALL: Exposed wood floors, door to garden and door to:

BATHROOM: White suite of panelled bath, shower attachment, pedestal basin, low level WC, tiled wall surrounds, shaver socket, extractor fan, tiled floor, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE: 10'0" x 10'0" with original cast iron fireplace, shelved recess to side, radiator.



BEDROOM TWO: 13'3" x 7'0" plus built in airing cupboard housing lagged hot water cylinder, immersion heater and shelf with shelved recess to side, radiator, access to loft.



HALLWAY with wall panelling and coving, tiled and carpeted flooring, retro style radiator, entry phone, deep cupboard with shelving.



OUTSIDE
PRIVATE ROAD
OFF STREET PARKING

DIRECTIONS: From our Station Parade office proceed on foot across Station Hill into Station Road where No 1 Alandale Cottages can be found on the right hand side.

EPC BAND: D

COUNCIL TAX BAND: D

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML Regulations. As a result on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

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.



Approximate Gross Internal Area
Ground Floor = 37.4 sq m / 402 sq ft
First Floor = 22.1 sq m / 238 sq ft
Total = 59.5 sq m / 640 sq ft



First Floor



Ground Floor

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