



14 ROMAN LEA, COOKHAM RISE
PRICE: £1,150,000 FREEHOLD

am ANDREW
MILSOM

**14 ROMAN LEA
COOKHAM
SL6 9BZ**

PRICE: £1,150,000 FREEHOLD

A delightful four-bedroom, modern, detached home in a sought after private road in the centre of Cookham Rise

**FOUR BEDROOMS – ONE WITH ENSUITE
FAMILY BATHROOM:
LIVING ROOM TO OPEN PLAN
DINNING ROOM: CONSERVATORY :
FITTED KITCHEN : DOUBLE GLAZING:
QUIET LOCATION : GARAGE :
DRIVEWAY PARKING
FRONT GARDEN: REAR GARDEN**

TO BE SOLD: 14 Roman Lea is a spacious four bedroom family home presented in immaculate condition throughout. The property is situated in a secluded private road surrounded by rural land to the side and rear. All village amenities, such as, Cookham train station, (with services to Maidenhead mainline station and onward services to Central London via the Elizabeth Line) deli, butchers, doctors and local primary schools are within walking distance. The front of the property offers privacy and access to the driveway and garage.

The accommodation comprises:

Double glazed composite front door to hallway stairs leading to the First Floor with large under stairs cupboard, wooden flooring



LIVING ROOM a warm and inviting room with large windows to the front providing plenty of natural light, leading onto



DINING ROOM with two double glazed doors leading to the conservatory, coved ceiling and kitchen to the left.

**EPC BAND: C
COUNCIL TAX BAND: G**



KITCHEN ROOM Large fitted shaker style kitchen with space for dining/breakfast table in the centre. Plenty of fitted units with integrated Neff Oven & induction hob. Double butler sink with drainer, granite work tops and tiled floor.



CONSERVATORY a triple aspect conservatory which leads on to the patio dining area with roof lantern blinds for shade.

FIRST FLOOR

LANDING with access to spacious loft area and large cupboard housing the water tank.



BEDROOM ONE Large double bedroom with ensuite shower room and fitted wardrobes.



BEDROOM TWO Large double room with fitted wardrobes.



BEDROOM THREE Large double room with fitted wardrobes, laminate flooring.



GARDEN a pretty and secluded garden is laid to lawn with large patio area, flower beds and a path and side access to the front.

FAMILY BATHROOM panel enclosed bath with shower and shower screen, WC, Bidet, wash basin & vanity unit with tiled flooring.

TO THE FRONT is the driveway for space for up to 4 cars and access to the garage. There is a pretty front garden with side access to the rear.



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

DIRECTIONS: From our Cookham Office cross over Lower Road and walk toward The Pound. You will see a turning on your left hand side for Roman Lea, the house is situated at the very end.

ANTI MONEY LAUNDERING (AML). All Estate Agencies, except those engaged solely in lettings work must comply with AML regulation. 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

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.

Approximate Gross Internal Area
Ground Floor = 74.8 sq m / 805 sq ft
First Floor = 73.5 sq m / 791 sq ft
Garage & Shed = 19.2 sq m / 207 sq ft
Total = 167.5 sq m / 1,803 sq ft

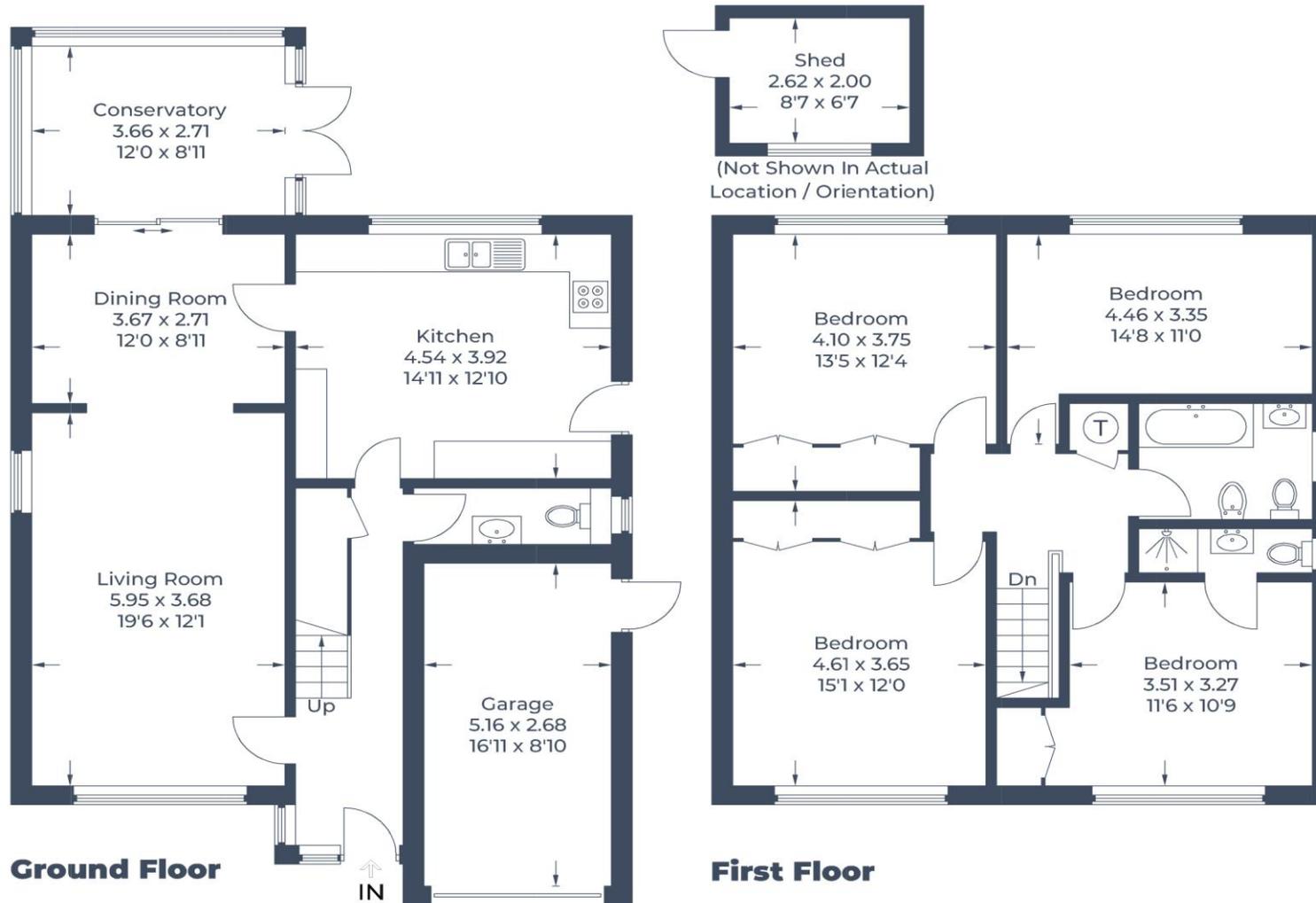


Illustration for identification purposes only,
measurements are approximate, not to scale.