



**BROOM HILL, COOKHAM RISE**  
**PRICE: £675,000 FREEHOLD**

**am** ANDREW  
MILSOM

**51 BROOM HILL  
COOKHAM  
BERKSHIRE  
SL6 9LH**

**PRICE: £675,000 FREEHOLD**

A well presented 4 bed semi-detached home set in a quiet position on this ever popular development, just a stone's throw from Cookham Recreation ground and an easy walk to Cookham railway station, local amenities and school.

**ENTRANCE HALL  
THROUGH LIVING/DINING ROOM  
FULLY FITTD KITCHEN: CONSERVATORY  
4 BEDROOMS: SHOWER ROOM: REFITTED  
FAMILY BATHROOM : GARAGE:  
LONG DRIVEWAY: LOVELY GARDENS  
FRONT AND REAR.  
DOUBLE GLAZING: GAS FIRED CENTRAL  
HEATING:  
NO ONWARD CHAIN**

**TO BE SOLD:** this 1960's four bedroom semi detached home has been well maintained and benefits from a professional, well designed loft conversion to create a proper second staircase with large main bedroom and en-suite shower room. To the first floor there are three other bedrooms and a modern, refitted family bathroom. On the ground floor there is a large living room, with sitting area to the front and dining to the rear, with an additional conservatory providing a sunny place to sit and enjoy the lovely garden. The property is located in a quiet spur off the very popular Broom Hill development, just moments from access to Alfred Major Recreation ground and is approx. 5 minutes' walk of Cookham Rise amenities including grocery store, doctor's surgery, primary school and branch line railway station with services to Maidenhead mainline station and onward services to Central London via the Elizabeth Line. For the

motorist the M4 and M40 motorways are easily accessible.



**LIVING ROOM:** A well-proportioned sitting room with large picture window to the front with views over the front garden.. Open to separate **DINING AREA** to the rear with door to kitchen and sliding doors leading to

**CONSERVATORY:** A lovely sunny room, enjoying views of the garden.



**KITCHEN** fitted with a good range of modern wood laminate units, space for dishwasher, washing machine and fridge/freezer. Built-in double oven with

inset gas hob, set into granite worktops. Useful door to side.

**FIRST FLOOR: BEDROOM TWO:** a good sized double bedroom with range of built-in wardrobes and views over the front garden.



**BEDROOMS THREE:** again a good sized double room with views over the rear garden and beyond.

**BEDROOM FOUR:** a single room to the front

**MODERN FAMILY BATHROOM:** Refitted with a modern suite comprising bath with shower over, wc and vanity basin.



**SECOND FLOOR: BEDROOM 1:** Lovely spacious room at the top of the house with dual aspect, ample built-in storage, adjacent **EN-SUITE SHOWER ROOM:**



## OUTSIDE



**TO THE FRONT** a larger than average area of lawn

**TO THE REAR** the gardens are a real feature, incorporating a raised deck area, timber pergola, flower and shrub borders, lawn and timber garden shed. Gated access to driveway.

**EPC BAND: C**

**COUNCIL TAX BAND: E**

**DIRECTIONS:** From our office in Station Parade, turn right onto Station Hill and right at the roundabout proceeding under the railway bridge and turn right onto Whyteladies Lane. Broom Hill is on the right, carry straight on and at the T-Junction turn left. Carry on and you will find 51 Broom Hill towards the left hand corner, close to the entrance of Alfred Major Recreation Ground.

**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](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.

**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 = 50.5 sq m / 543 sq ft  
 First Floor = 40.7 sq m / 438 sq ft  
 Second Floor = 24.9 sq m / 268 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 129.6 sq m / 1,394 sq ft



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

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