6 THE SHAW, COOKHAM RISE
PRICE: £485,000 FREEHOLD

ANDREW MILSOM

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COOKHAM
SL6 9LX

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Enjoying a quiet cul-de-sac location a short walk from the amenities of Cookham Rise, this deceptively spacious property comes to the market well-presented throughout and with many features including off street parking, attractive fitted kitchen/diner. & utility room

DOUBLE GLAZED PORCH AREA:
THREE BEDROOMS:
FAMILY BATHROOM:
GOOD SIZED LIVING ROOM:
CLOAKROOM:
LARGE KITCHEN DINNER:
UTILITY ROOM:
GAS CENTRAL HEATING:
DOUBLE GLAZED:
GOOD SIZED GARDEN WITH PATIO AREA
DRIVEWAY PARKING:
CLOSE TO VILLAGE AMENETIES

TO BE SOLD: Situated in a quiet cul-de-sac location, a lovely modern, mid terraced family home which offers spacious accommodation and an open outlook to the rear. The property is situated on the edge of Cookham Rise and is located within a mile from the shops, station and amenities that the Village offers. Gardens to front and rear, three bedrooms, bathroom, sitting room, large kitchen/dining room, utility room, cloakroom, gas heating to radiators, double glazing. The property is also very well located for local schools. The Cookham branch line railway station services Maidenhead main line station and onward services to Central London via the Elizabeth Line.

The accommodation comprises:
COVERED PORCHWAY with front door leading to:

ENTRANCE HALL with engineered oak wooden floors and carpeted stairs to first floor. To the left of a storage cupboard and to the right the door to the sitting room. Ahead is the door to the kitchen.

SITTING ROOM Engineered oak wooden floors, four pane UPVC double-glazed windows overlooking the close. Wall-mounted radiators, ornamental fireplace and double doors through to the kitchen/dining area.

KITCHEN/DINING ROOM A fitted 'Shaker' style kitchen by 'Benchmarks' featuring a stainless-steel double sink, double ovens by Zanussi, integrated fridge/freezer and wide windows over the rear garden.

UTIITY ROOM Off the kitchen is an extension housing a downstairs WC and a utility room. The boiler is also housed in this utility room. It also provides access to the rear garden by the back door.

GARDEN To the rear is a mature and well-maintained garden with stone tiled patio stretching across the back of the house. Mature flower beds either side of the lawn lead down to the bottom where a shed is located in front of the rear fence. There is also a gate providing rear access to the garden.

EPC BAND C - COUNCIL TAX BAND D

FIRST FLOOR A light and airy carpeted landing with loft access and airing cupboard and leading through to:

BEDROOM ONE Large double bedroom with triple pained double glazing overlooking the close. Built-in wardrobes and wall-mounted radiators.

BEDROOM TWO Large double bedroom with double glazing windows overlooking the rear garden. Carpeted with built-in wardrobes and wall-mounted radiators.

BEDROOM THREE A single room with double glazed windows overlooking the green. Carpeted with wall-mounted radiators and a built-in wardrobe.

FAMILY BATHROOM Three-piece bathroom suite with shower over bath, laminate floors and tiled walls. Two frosted glass double glazed windows overlooking the close.

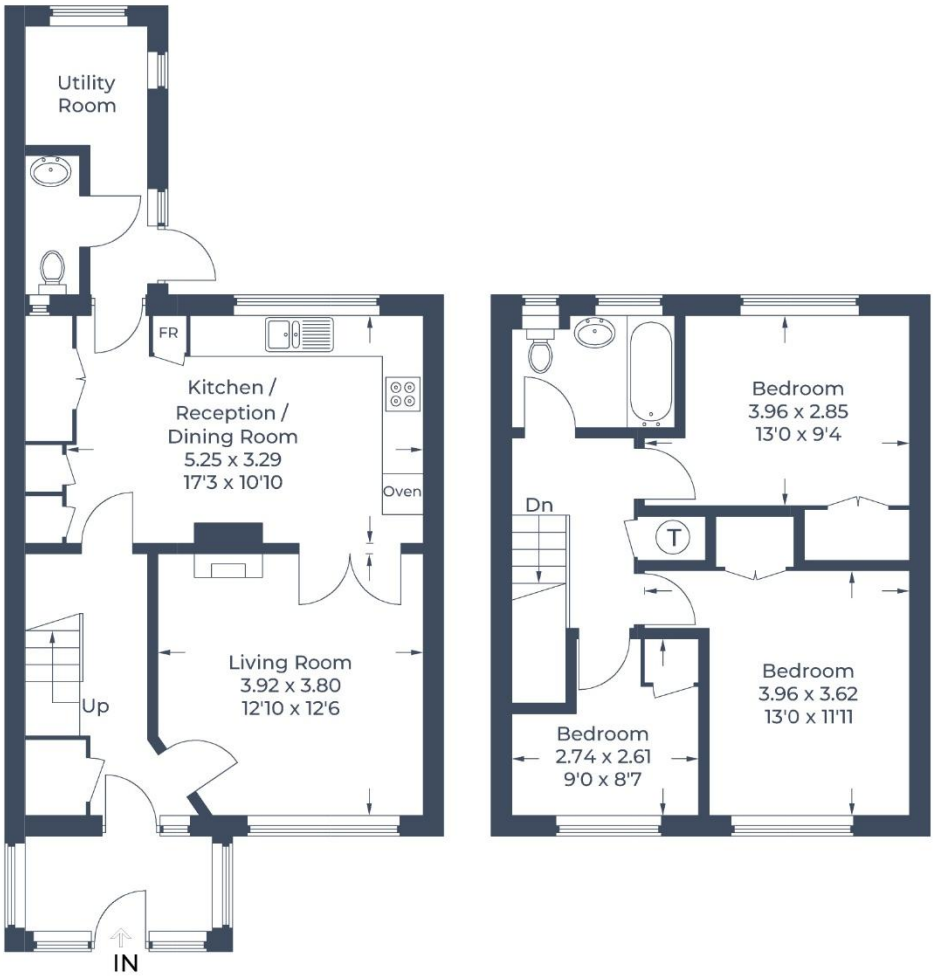
VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531222.

DIRECTIONS: From our office on station parade using the post code SL6 9LX, turn right and head east along Lower Road. At the mini roundabout turn right into Maidenhead Road. Go under the railway bridge and then turn right into Whyteladyes Lane. Continue up Whyteladyes Lane for about half a mile when The Shaw will be found on your lefthand side. No. 6 is on the left have side about three doors up.

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 = 55.6 sq m / 598 sq ft
First Floor = 43.0 sq m / 463 sq ft
Total = 98.6 sq m / 1,061 sq ft



Ground Floor **First Floor**

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

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