



STEPS, KINGS LANE, COOKHAM DEAN
PRICE: £975,000 FREEHOLD



**STEPS
KINGS LANE
COOKHAM DEAN
BERKS SL6 9AY**

PRICE: £975,000 FREEHOLD

A charming and spacious bungalow located in a quiet conservation area in the picturesque village of Cookham Dean offered to the market with no onward chain. Ideal development opportunity (S.T.P.)

**FRONT AND REAR GARDENS: LARGE
DETACHED GARAGE WITH DRIVEWAY:
TWO BEDROOMS AND FIRST FLOOR BONUS
ROOM: TWO RECEPTION ROOMS:
KITCHEN/DINING ROOM:
DOUBLE GLAZING: LARGE PLOT:
DEVELOPMENT OPPORTUNITY:
NO ONWARD CHAIN.**

TO BE SOLD: A superb detached two-bedroom bungalow situated in a highly desirable Cookham Dean location. The accommodation comprises a generous entrance hall/dining area, a spacious living room, a large kitchen/breakfast room with separate utility room, a principal bedroom with en-suite shower room, a second double bedroom and a family bathroom with shower over bath.

There is also a substantial bonus room in the loft with boarded flooring and power points, providing excellent additional storage space.

Externally, the property benefits from large gardens to both the front and rear, parking for two cars and a detached double garage. The area is well served by local countryside walks and traditional country pubs, while Cookham High Street, offering an excellent selection of restaurants and pubs, is just a three-minute drive away.

Cookham Rise provides a convenience store, village shops, cafés, a doctor's surgery and a branch line railway

station with services to Maidenhead main line station and onward connections to Central London via the Elizabeth Line. For motorists, the M4 and M40 motorways are easily accessible.

The accommodation comprises: Front door leading to:

ENTRANCE HALL / DINING AREA

A large and welcoming entrance hall providing space for dining or additional seating, creating a versatile reception area.



LIVING ROOM

A bright and generously sized reception room with views over the garden, ideal for relaxation and entertaining.



KITCHEN / BREAKFAST ROOM

A spacious kitchen with ample worktop and cupboard space, views over the rear garden.



UTILITY ROOM

A separate utility room providing additional storage and space for appliances. Back door to rear garden.



EPC BAND: D

COUNCIL TAX BAND: F

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

BEDROOM ONE

A generous-sized room of approximately 14ft by 12ft with built-in wardrobes and an ensuite shower room and views over the front garden.



BEDROOM TWO

A further well-proportioned double bedroom, ideal for guests, family, or home office use with views over the rear garden.



BATHROOM

Fitted with a white suite comprising bath with shower over, wash basin and WC.



OUTSIDE

The property benefits from generous gardens to both the front and rear and parking for two cars.



DIRECTIONS

From our office in Station Parade, turn left onto Station Hill and proceed west for about half a mile until you turn left into Kings Lane. Steps is on the righthand side The name is on the sign on the white garage above the door.

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.

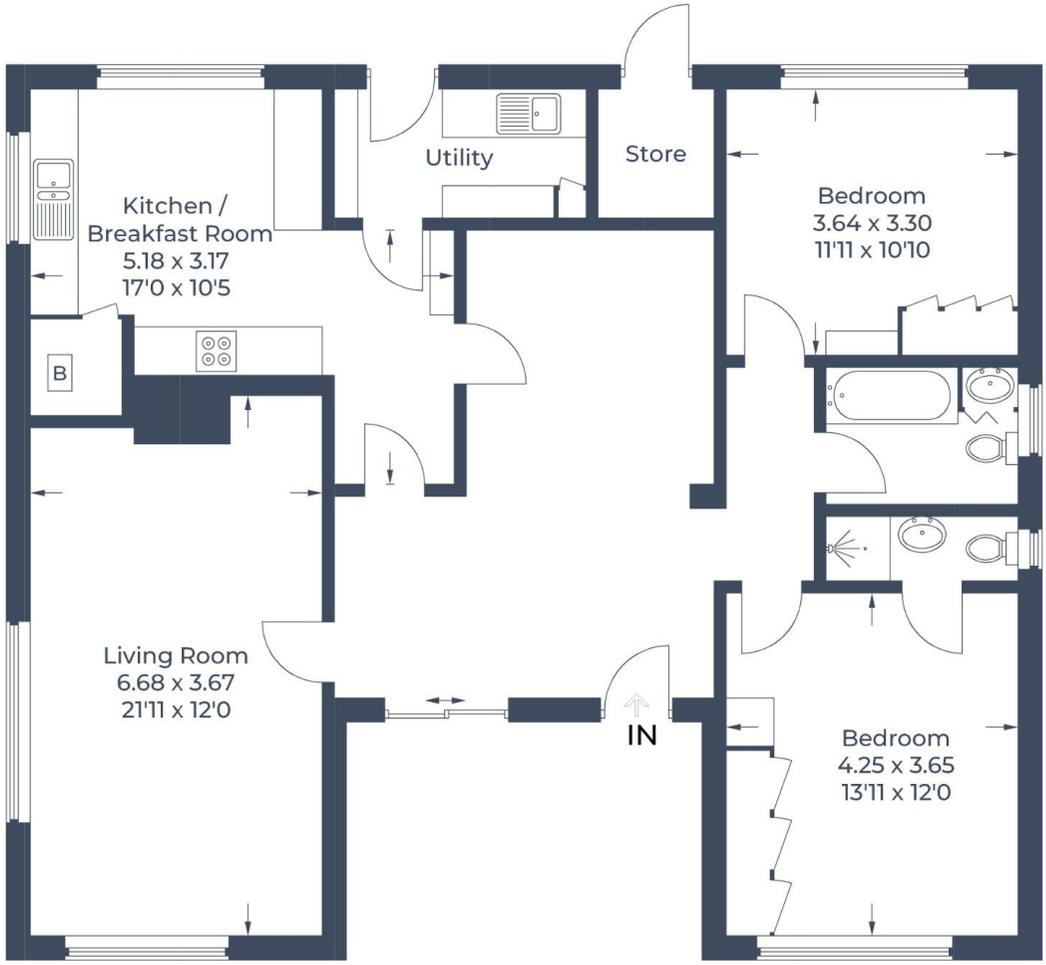
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.'

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.

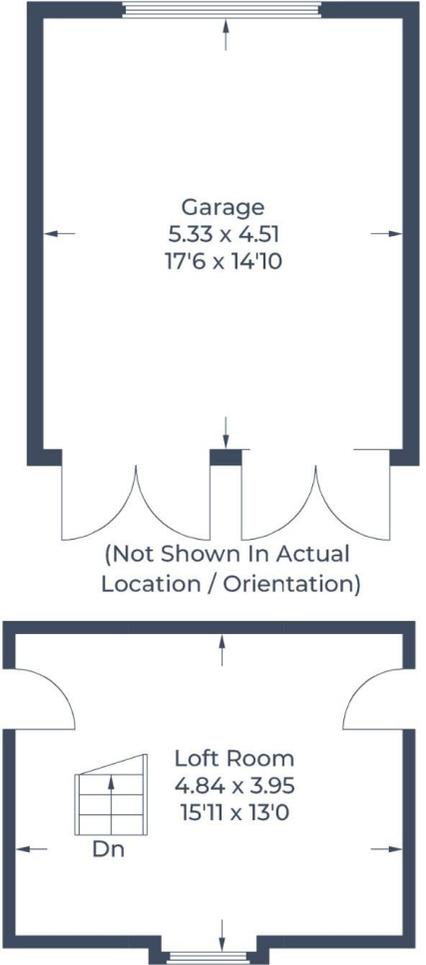
We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

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

Approximate Gross Internal Area
 Ground Floor = 112.2 sq m / 1,208 sq ft
 First Floor = 18.4 sq m / 198 sq ft
 Garage / Store = 26.5 sq m / 285 sq ft
 Total = 157.1 sq m / 1,691 sq ft



Ground Floor



First Floor

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