

SPENCERS LANE, COOKHAM
PRICE: £475,000 FREEHOLD

ANDREW MILSOM

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COOKHAM
BERKS SL6 9JX

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A modern neo Georgian three bedroom terraced house in good order throughout set in a quiet cul-de-sac within a short walk of Cookham railway station. (Just 7 mins to Maidenhead and the Elizabeth Line) Shops, cafes, dentist, doctors etc are also available a short walk away.

FRONT & REAR GARDENS:
THREE BEDROOMS: BATHROOM:
LOUNGE: DINING AREA: KITCHEN:
CONSERVATORY: DOUBLE GLAZING:
GAS CENTRAL HEATING: GARAGE.
NO ONWARD CHAIN.

TO BE SOLD: A pleasant well maintained mid terrace three bedroom house set in a quiet location within easy walking distance of the village of Cookham. The property is in good order throughout with front and rear gardens and a garage in a separate block. Cookham offers many local amenities such as doctors, dentists and village store and branch line railway station to Maidenhead in just 7 mins, connecting to the Elizabeth Line. Nearby picturesque Cookham village high street boasts fine restaurants and local riverside walks. For the commuter, the M4 (J8/9) and M40 (J4) motorways are easily accessible.

The accommodation comprises:

Double glazed front door to **HALLWAY** with wood block flooring and radiator.



LOUNGE AREA wood block flooring, coved ceiling, television aerial point, double glazed Georgian style window to front and radiator.



DINING AREA wood block flooring, radiator, useful deep under stairs cupboard, coved ceiling, double glazed door to

CONSERVATORY with double glazed Georgian style windows and casement doors to garden, tiled flooring.



KITCHEN fitted with a range of white fronted wall and base units comprising cupboards and drawers, one and a half bowl stainless steel sink unit, wood effect work tops, built in gas hob with stainless steel extractor hood over, built in Diplomat double gas oven, plumbing for washing machine, space for fridge freezer, double glazed Georgian style window.

FIRST FLOOR

LANDING airing cupboard with radiator, further cupboard with Worcester gas central heating boiler.



BEDROOM ONE a good size with two radiators, double glazed Georgian grill window to rear, coved ceiling, attractive six door mirror fronted built in wardrobes.



BEDROOM TWO with double glazed Georgian style window to front, coved ceiling, radiator.

BEDROOM THREE with double glazed Georgian style window to front, coved ceiling, radiator.



BATHROOM white suite comprising panel bath with shower unit, pedestal basin, low w.c., chromium heated towel rail, extractor fan.



OUTSIDE

TO THE FRONT a neat front garden with lawn and garden path.



TO THE REAR the garden is largely paved with mature flower and shrub borders, fenced on three sides with garden shed and rear access gate.

GARAGE in separate block with up and over door.

EPC BAND: C

COUNCIL TAX BAND: E

VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531 222.** We shall be pleased to accompany you upon your inspection.

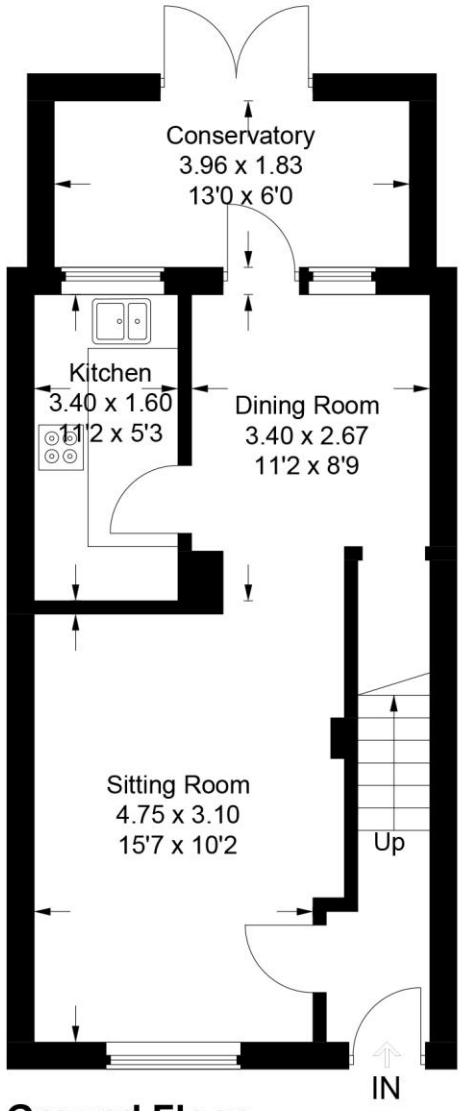
DIRECTIONS: from our office in Cookham Rise turn left onto Station Hill crossing over the railway crossing and turning left into High Road. Spencers Lane can be found two thirds of the way up on the left hand side where number 10 can be found on the left hand side.

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.

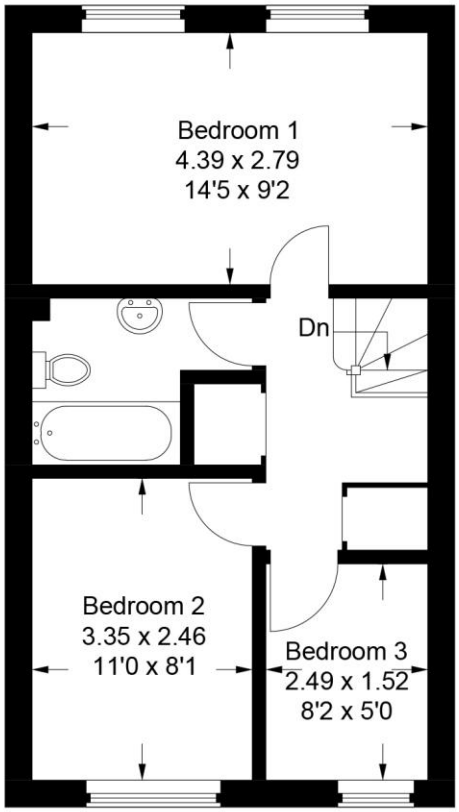
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

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 = 45.4 sq m / 489 sq ft
First Floor = 37.0 sq m / 398 sq ft
Total = 82.4 sq m / 887 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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