



1 ELIZABETH COTTAGES, HIGH ROAD
PRICE: £550,000 FREEHOLD

am ANDREW
MILSOM

**1 ELIZABETH COTTAGES
HIGH ROAD
COOKHAM RISE
BERKSHIRE
SL6 9HT**

PRICE: £550,000 FREEHOLD

A beautifully renovated mid-terrace cottage located in the heart of Cookham Rise close to the station.

**LANDSCAPED GARDENS:
TWO RECEPTION ROOMS:
FULLY FITTED KITCHEN:
SEPARATE UTILITY ROOM:
DOWNSTAIRS SHOWER ROOM
TWO BEDROOMS:
FIRST FLOOR BATHROOM:
GARDEN DECKING WITH MAINS POWER
GAS CENTRAL HEATING:
NEW DOUBLE GLAZING THROUGHOUT:
FULLY VOICE CONTROLLED LIGHTING
AND HEATING:**

TO BE SOLD: This beautifully appointed terraced cottage is located in the heart of Cookham Rise near the station, shops and local amenities. The property has been finished to a very high standard and benefits from modern hi-tech heating and lighting systems. With two reception rooms, bathrooms upstairs and downstairs and bright private garden with sun-decking. This property represents a 'turnkey' property ready to move into and enjoy. The shops and amenities of Cookham Rise are just around the corner with a choice of village shops, cafes, pubs, doctors' surgery and branch line railway station with services to Maidenhead main line station and onward services to Central London via the Elizabeth Line. Cookham High Street, with its excellent range of pubs and restaurants, is a five-minute walk. For the motorist, the M4 and M40 motorways are close by, both accessed by the A404.

The accommodation comprises:

Double glazed composite front door leading to:-



SITTING ROOM An oak-framed fireplace is the focal point of this room with engineered oak wooden floors, double-glazed sash windows, custom joinery units beside the chimney breast, down-lighting and classic style radiators with voice and app controlled independent thermostat. Doorway leading through to:



SECOND SITTING ROOM More engineered wooden flooring and an exposed brick fireplace with custom shelving either side of the chimney breast. A wooden panelled staircase leads to the first floor and doorway through to the kitchen and dining area.



KITCHEN A fully fitted kitchen with Bosch appliances, butler-style kitchen sink, induction hob and white/grey Corian work surfaces. Fridge, freezer and wine cooler. UPVC wood effect French windows open up to the landscaped garden.



UTILITY ROOM AND SHOWER ROOM

Off the kitchen is a fitted utility room with fitted washing machine and cupboards, tiled floor and downlighting. Leading through to a downstairs shower room.

EPC BAND: D

COUNCIL TAX BAND: D

FIRST FLOOR

LANDING Carpeted with wood panelled wall and downlighting leading to:-



BEDROOM ONE

A bright and spacious double bedroom with double glazed sash windows and ornamental period fireplace. Carpeted, downlighting and remotely operated thermostat radiator.



BEDROOM TWO

Another bright and spacious double bedroom with double glazed sash windows and ornamental period fireplace. Leading through to:-



BATHROOM Stylishly remodelled three-piece bathroom with WC, basin and vanity unit, free standing bath with shower, stainless-steel fittings, white metro-style tiling, sash window, Velux window overhead and stainless-steel towel rail.

OUTSIDE



GARDEN

To the rear of the property, through the French windows is a gravel sitting area leading up to a landscaped garden with a well-maintained lawn and a decked seating area at the rear of the garden with AC power connectors.

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

DIRECTIONS: From our office in Station Parade, turn left onto Lower Road walk over the railway line. Turn left into High Road where No. 1 can be found almost immediately on your right.

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 = 46.5 sq m / 500 sq ft
First Floor = 32.3 sq m / 348 sq ft
Shed = 2.0 sq m / 21 sq ft
Total = 80.8 sq m / 869 sq ft

