



Welcome to this attractive three bedroom, mid terrace family home located in this popular and well respected residential area. This property boasts a perfect blend of modern amenities and practical living, all within 0.7 mile walk of Cookham train station and within a close distance to Maidenhead station (Elizabeth Line) making it an ideal home for young families and professionals alike.

The ground floor comprises an entrance hall, a W.C, a generous lounge/diner filled with natural light and patio doors to the rear garden, providing the perfect atmosphere for relaxation and entertainment. Also off the hallway is the kitchen with space for appliances and a range of eye and base level units with a door to the garden.

Upstairs, the property offers two good sized double bedrooms, the third bedroom would work well as a child's room or a home office. A family bathroom, serves the upstairs living quarters.

The rear garden is a true delight and features a patio area and is mainly laid to lawn. There is a side gate leading to the garden proving useful after muddy walks. The rear garden is perfect for alfresco dining and summer barbecues. To the front there is a garden and on street parking and there is a single garage in a block.

# Property Information

-  THREE BEDROOM TERRACED HOUSE
-  EPC C
-  LIVING/DINING ROOM
-  COUNCIL TAX BAND - E
-  UNDERFLOOR HEATING IN KITCHEN AND BATHROOM

					
x3	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Location

Cookham station is a short ten minute walk from the front door, perfect for an easy commute whilst idyllic countryside and lovely long walks can be found nearby with the River Thames just 1.5 miles away. Alfred Major Park is just a three minute walk, ideal for children and dog lovers. Along with the station, Cookham village boasts supermarkets, local doctors surgery, independent stores including a great butcher and wine merchants, coffee shops, and fabulous gastropubs and boutique restaurants a real draw for visitors and locals alike. The fantastic amenities and shopping of Marlow & Maidenhead are both within 3.5 miles whilst the M40 and M4 are both accessible within 5 miles. Mainline train services to Marylebone and Paddington are also within easy reach, with Crossrail serving the City and East London.

## Schools And Leisure

The region is well served for sporting facilities including boating and sailing on the River Thames and at nearby Henley; horse racing at Ascot and Windsor; and golf at Winter Hill Cookham, Maidenhead, Marlow, Temple, Harleyford and Henley golf clubs. The area is renowned for its wide range of schooling, both state and independent, and local schools include Herries in Cookham Dean, Cookham Dean Primary School, St. Piran's and Claires Court in Maidenhead and Sir William Borlase Grammar in Marlow.

## Council Tax

Band E

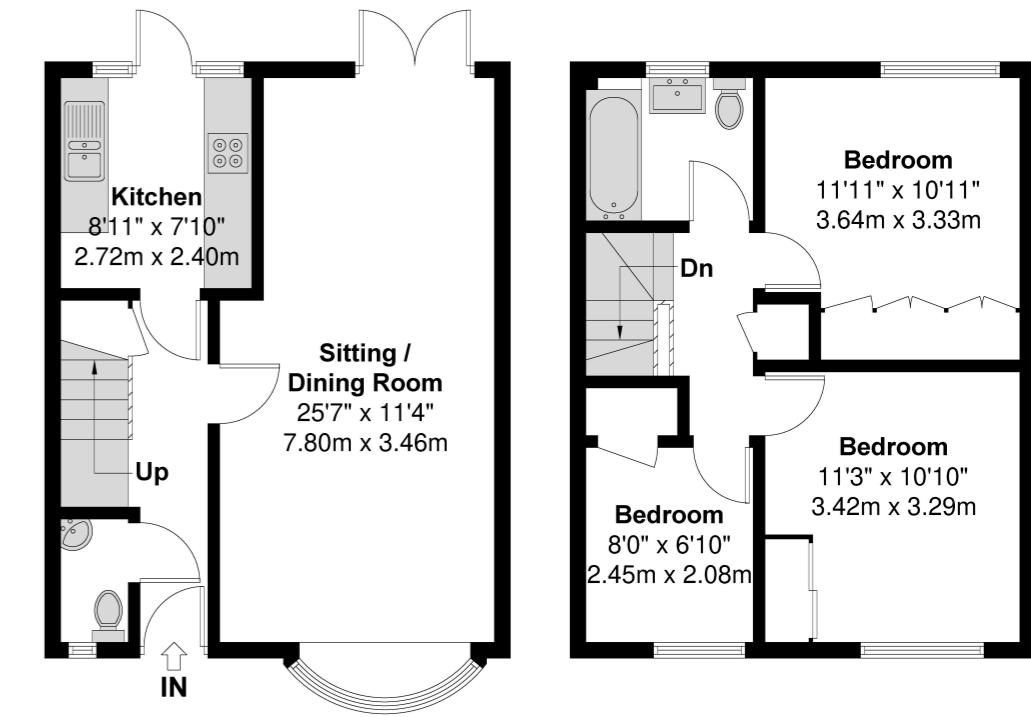
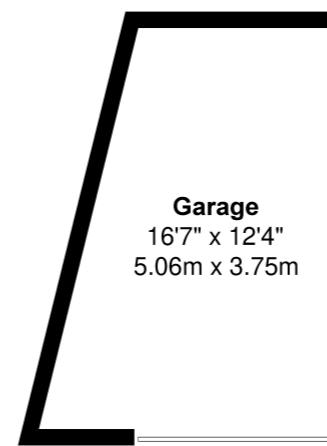
-  GARAGE IN A BLOCK
-  DOWNSTAIRS W.C
-  WALKING DISTANCE TO COOKHAM SHOPS AND STATION
-  CLOSE TO MAIDENHEAD AND CROSSRAIL STATION

# Floor Plan



## Bass Mead

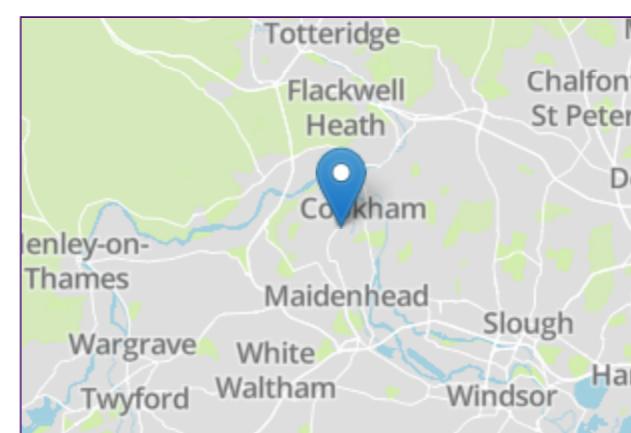
Approximate Floor Area = 78.57 Square meters / 845.72 Square feet  
Garage Area = 15.78 Square meters / 169.85 Square feet  
Total Area = 94.35 Square meters / 1015.57 Square feet



Ground Floor      First Floor

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

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Govview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	85
(81-91)		B	70
(69-80)		C	70
(55-68)		D	70
(39-54)		E	70
(21-38)		F	70
(1-20)		G	70
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			