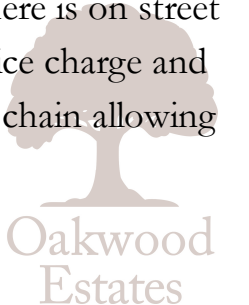












Welcome to this well presented two bedroom ground floor maisonette located in a popular and well respected residential area. This property comes to the market in immaculate condition providing a perfect blend of modern amenities and practical living, all within 0.5 mile walk of Cookham train station and within a close distance to Maidenhead station (Elizabeth Line) making it an ideal home for young families, downsizers or professionals alike.

The layout comprises an entrance hall with storage, a generous lounge/diner filled with natural light, providing the perfect atmosphere for relaxation and entertainment, a fitted kitchen with space for appliances, a range of eye and base level units and a utility cupboard, two double bedrooms with built in wardrobes and a modern family bathroom with duel headed shower.

Externally, a large front and rear garden with patio and lawn area. Furthermore there is on street parking and a single garage in a block. There is a long lease of 938 years, £0 service charge and £15 ground rent per annum. The property comes to the market with no onward chain allowing the possibility of a quick sale.



Property Information

-  TWO DOUBLE BEDROOMS
-  LARGE FRONT GARDEN
-  EPC - C
-  NEWLY RENOVATED
-  NO CHAIN
-  GROUND FLOOR MAISONETTE
-  GARAGE IN A BLOCK
-  COUNCIL TAX BAND - D
-  LONG LEASE
-  0.5 MILES TO COOKHAM STATION


x2
Bedrooms


x1
Reception Rooms


x1
Bathrooms


0
Parking Spaces


Y
Garden


Y
Garage

Lease Information

938 years left on lease.
£15 ground rent
£0 service charge

Schools And Leisure

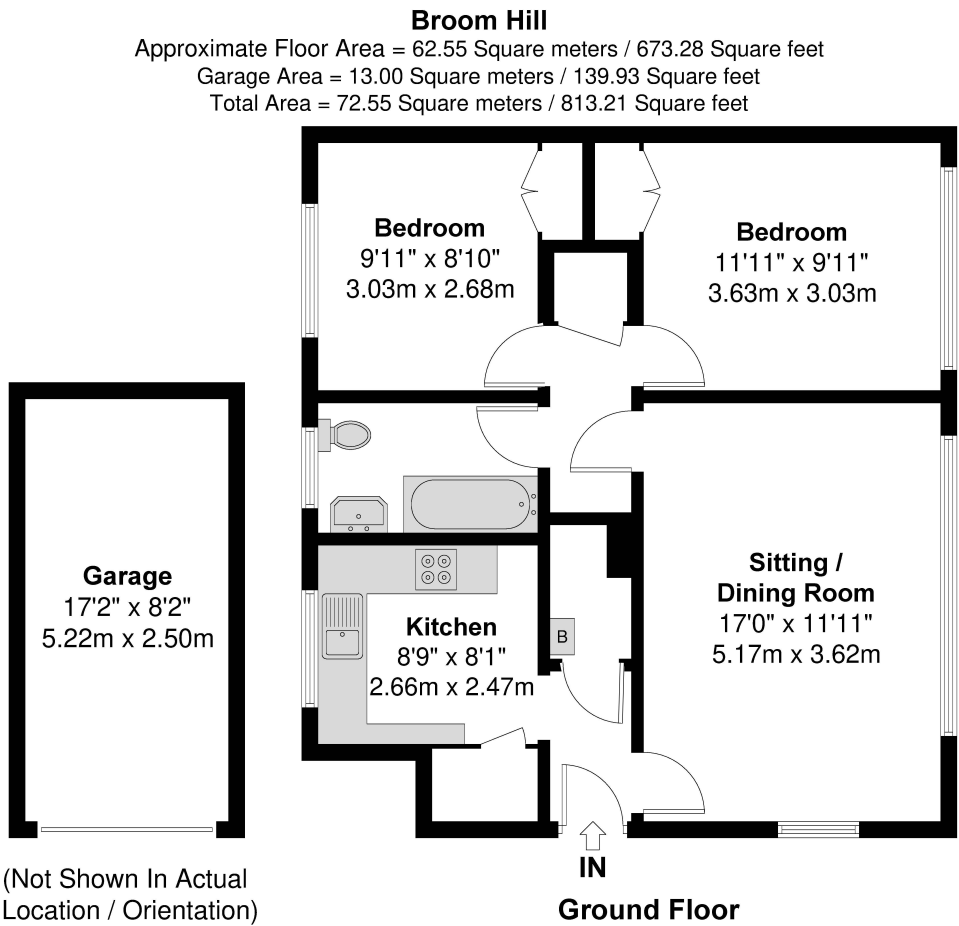
The region is well served for sporting facilities including boating and sailing on the River Thames and at nearby Henley; horse racing at Ascot and Windsor; and golf at Winter Hill Cookham, Maidenhead, Marlow, Temple, Harleyford and Henley golf clubs. The area is renowned for its wide range of schooling, both state and independent, Cookham Rise Primary school is 0.2m away and other 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.

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 two minute walk, ideal for children and dog lovers. Along with the station, Cookham Rise boasts a supermarket, 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. Historic Cookham Village is only a 15-minute walk, which also has a wonderful selection of restaurants, shops and pubs. 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.

Council Tax
Band D

Floor Plan



(Not Shown In Actual
Location / Orientation)

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 Goview.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.

