



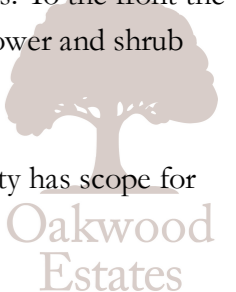
Welcome to this attractive three bedroom, semi detached family home located in this popular and well respected residential area. This property boasts a perfect blend of modern amenities and practical living, all within 0.7 mile walk of Cookham train station, making it an ideal home for young families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

The ground floor comprises an entrance hall leading to a generous sitting room filled with natural light, providing the perfect atmosphere for relaxation and entertainment. This leads to the dining room creating a perfect setting for family meals and social gatherings, also off the hallway and dining room is the kitchen/breakfast room with a door to outside.












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 shower room, serves the upstairs living quarters.

The large south facing rear garden is a true delight and features level lawn bounded by flower and shrub borders along with various fruit trees. The rear garden is perfect for alfresco dining and summer barbecues. To the front the property is approached by via a paved driveway providing off street parking for 3 cars with flower and shrub borders and an area of level lawn.

There is also an external Home Office/Playroom situated in the garden and we feel the property has scope for extension (STPP).



## Property Information

-  THREE BEDROOMS
-  DINING ROOM
-  FAMILY SHOWER ROOM
-  DRIVEWAY PARKING FOR 3 CARS
-  SINGLE GARAGE
-  SCOPE FOR EXTENSION (STPP)
-  SPACIOUS SITTING ROOM
-  KITCHEN/BREAKFAST ROOM
-  0.7 MILES OF COOKHAM STATION
-  LARGE SOUTH FACING GARDEN
-  EXTERNAL OFFICE/PLAYROOM

					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



### Whyteladyes Lane

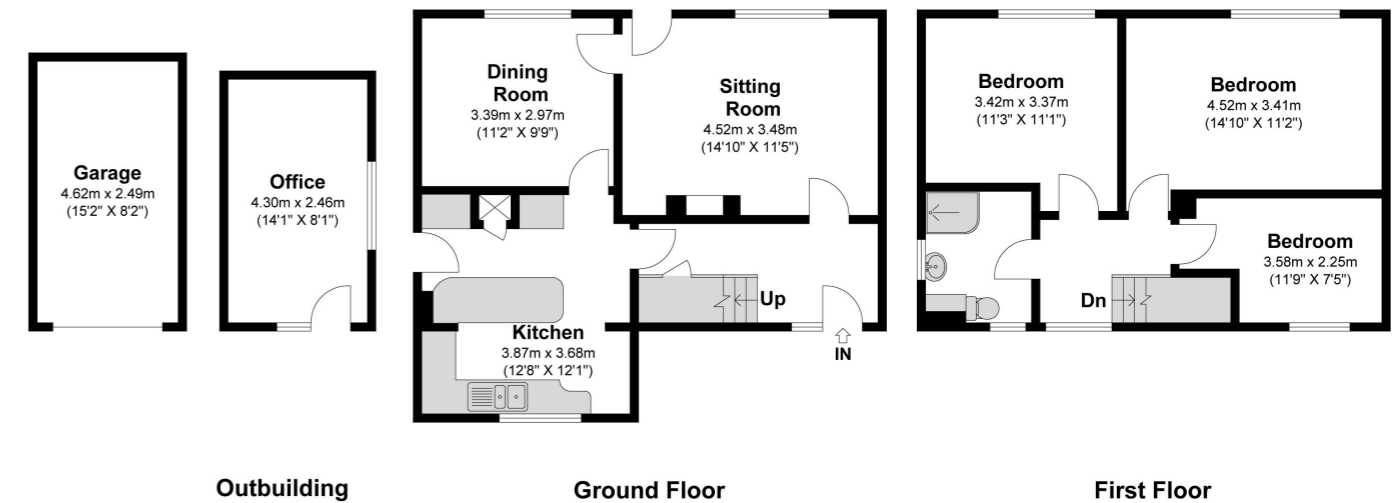
Approximate Floor Area

1005.99 Square feet 93.46 Square metres (Excluding Outbuilding & Garage)

Outbuilding Area 113.88 Square feet 10.58 Square metres

Garage Area 123.78 Square feet 11.50 Square metres

Total Area 1243.65 Square feet 115.54 Square metres (Including Outbuilding & Garage)



Illustrations are 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.

### 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.

### Outside

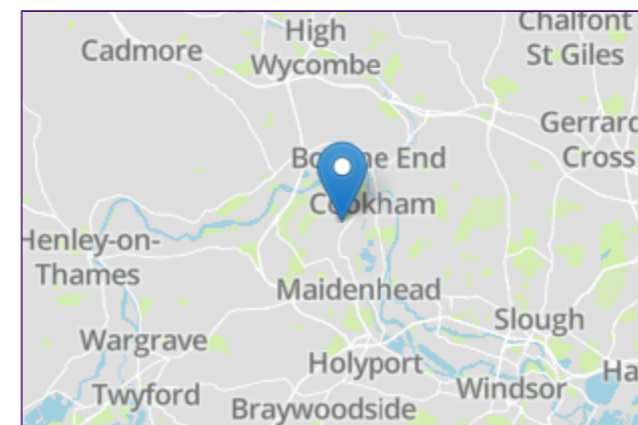
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### Schools And Leisure

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			