



Located in the heart of the sought after Village of Cookham, this beautifully presented and spacious four bedroom semi detached home comes to the market in an immaculate condition and spans over 2000sq ft in size.

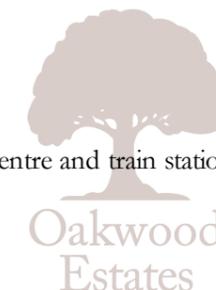
The ground floor features an entrance hall, leading on to the stunning open plan kitchen/dining room/family room with bifold doors to the garden and skylights above. This room features a range of eye and base level units with granite work tops and integrated appliances. The main reception room measuring 15ft and includes a bay window. The utility room is off of the kitchen providing flexible storage and includes a built in pantry and sink. There is a downstairs shower room leading on to the study/playroom or guest bedroom depending on ones needs.

The first floor boasts three double bedrooms and a dressing room. The principal bedroom suite is spacious with a walk in wardrobe which could be utilized as a fourth first floor bedroom if needs be, this in turn leads to an ensuite with walk in shower. There is a dressing room and a family bathroom completing the first floor.

Externally, the low maintenance rear garden has a high degree of privacy with a patio area ideal for alfresco dining and entertaining. There is also a large studio which could be used as a home office.

The property is accessed via a driveway with parking for up to two cars.

Added benefits include a short walk to Cookham train station and a short drive to Maidenhead town centre and train station (Elizabeth line).



-  FOUR DOUBLE BEDROOMS
-  CLOSE TO COOKHAM STATION & BUS ROUTES
-  DRIVEWAY PARKING FOR TWO CARS
-  OUTBUILDING WITH POWER
-  SEMI-DETACHED HOUSE
-  SHORT DRIVE TO MAIDENHEAD TOWN CENTRE & STATION (ELIZABETH LINE)
-  MODERN FURNISHINGS THROUGHOUT
-  DESIRABLE LOCATION

					
x4	x3	x3	x2	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Location

Cookham rail station is less than a five-minute walk from the property and provides convenient commuting to London and Reading via Maidenhead.

Mainline train services include the Elizabeth Line which serves The City and East London and is also easily accessible via Maidenhead rail station.

The River Thames is only about 1.5 miles away with its scenic countryside and network of fields and public footpaths.

Alfred Major Park is just 10 minutes' walk away ,an ideal open space for all including children and dog lovers.

Cookham has a supermarket, local medical centre ,independent stores including butcher's and wine merchants', coffee shops, pubs, and restaurants.

The wider range of shops and amenities at Marlow and Maidenhead are both within 3.5 miles whilst M40 & M4 are also accessible within 5 miles.

Schools And Leisure

Cookham is well served with recreational and sporting facilities including boating on the River Thames and club rowing at Henley with horse racing at Windsor and Ascot and golf at 5 local courses including Winter Hill golf club at Cookham.

The area has a good range of schools (both independent and state) including Cookham Rise Primary School High Rd and a nursery school in Station Hill Cookham both of which are well located in relation to The Conifers.

Council Tax
Band E



Lower Road
Approximate Floor Area = 175.43 Square meters / 1888.31 Square feet
Outbuilding Area = 15.51 Square meters / 166.94 Square feet
Total Area = 190.94 Square meters / 2055.26 Square feet

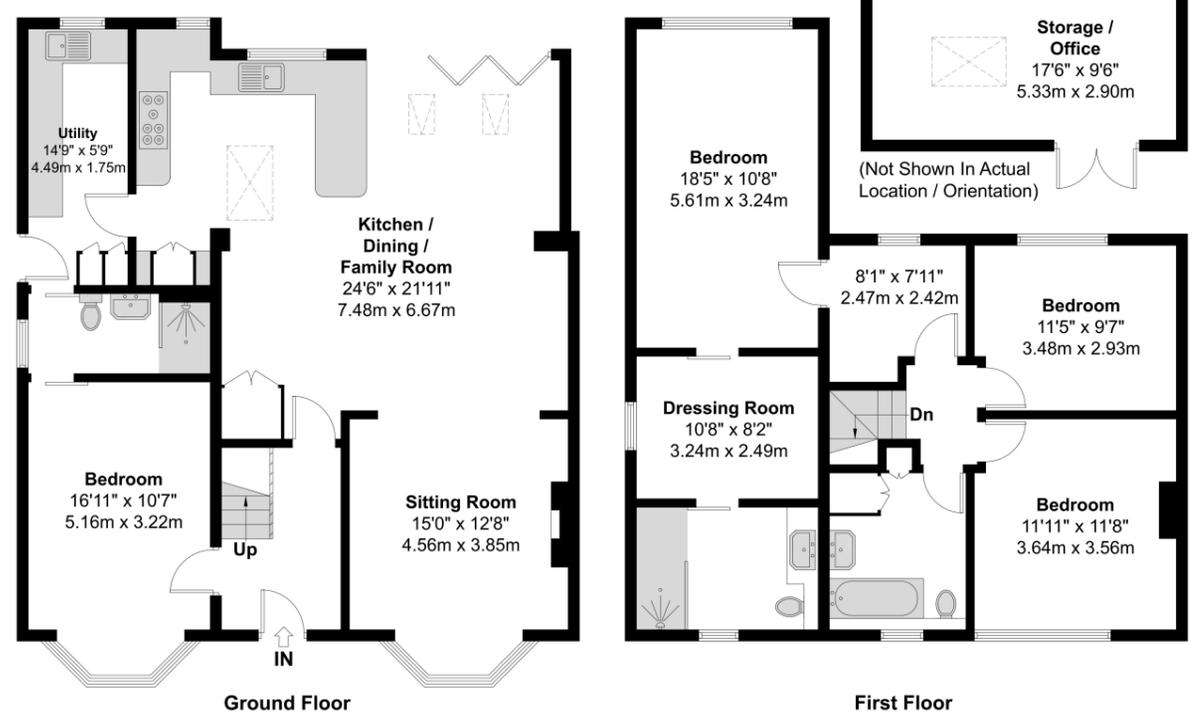
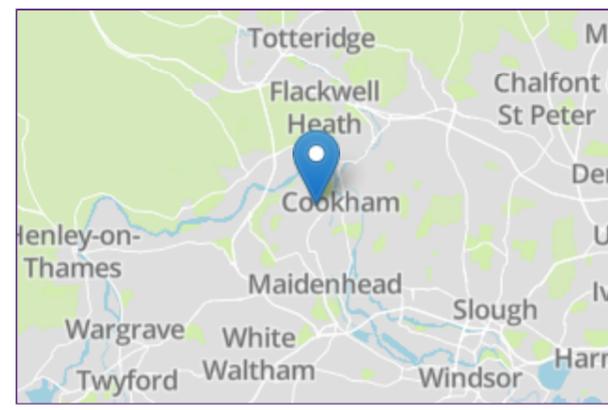


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			