



\*NO CHAIN\* Welcome to this three-bedroom, mid terrace home located in the sought after area of Cookham. The property offers a perfect blend of modern amenities and practical living all close to Cookham train station and a short distance of Maidenhead with rail connections to London (Paddington) and Reading. A local bus service runs between Maidenhead and High Wycombe via Cookham.

The property would be an ideal family home as well as appealing to young professionals and downsizers.

The ground floor comprises entrance hall, shower room, and WC, generous lounge/diner with French Doors leading to a secluded rear patio garden area. The kitchen has ample space for appliances with a range of eye level and base level units with door to back garden.

Upstairs the property offers two good sized double bedrooms. The third bedroom has plenty of space for a single bed or cot and can also be used as a home office. A family bathroom serves the first-floor accommodation.

The rear garden is low maintenance with a patio area and there is access to a car port providing parking for one car.

To the front there is a private garden and steps to the street.

The property provides comfortable living space and there is no onward chain.

# Property Information

- THREE BED TERRACE HOUSE
- CLOSE TO COOKHAM STATION AND BUS ROUTES.
- LOW MAINTENANCE GARDEN
- NO CHAIN

- SHORT DRIVE TO MAIDENHEAD TOWN CENTRE AND STATION (ELIZABETH LINE)
- CAR PORT WITH PARKING FOR ONE CAR PLUS STORAGE LOCKER
- DOWNSTAIRS SHOWER ROOM

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

## 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.

## 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.

## Council Tax

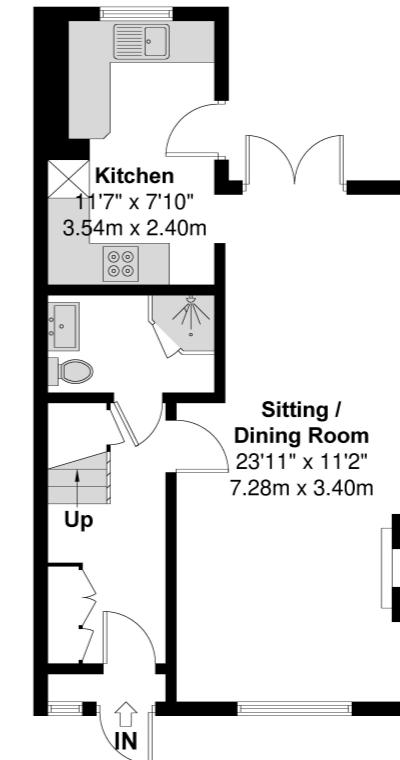
Band E

# Floor Plan

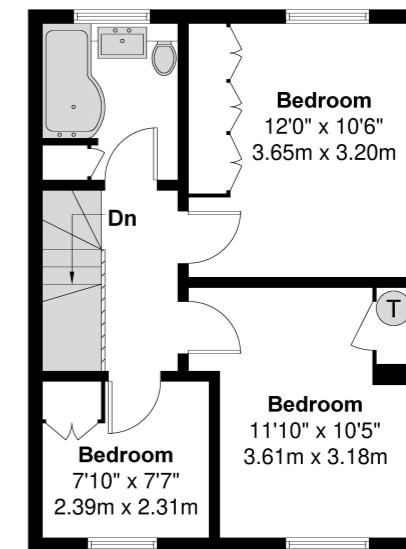


## Lower Road

Approximate Floor Area = 83.04 Square meters / 893.84 Square feet



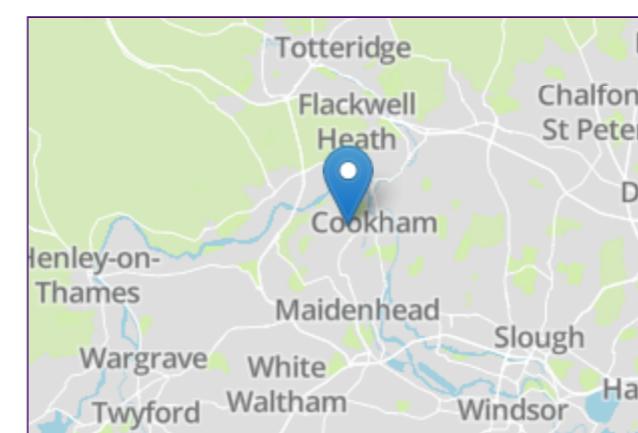
Ground Floor



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	84
(81-91)	B	69
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		