

A charming and tastefully extended 2 double bedroom semi-detached period home stylishly finished to an impeccable standard throughout within a short walk of the village and station.






The spacious accommodation includes a 25ft living/dining room with an attractive feature fireplace, log burner and fitted units to either side. There is a well-equipped modern kitchen which opens to the bright and airy family room which provides access to the rear terrace and garden via the bi-folding doors. There is also a utility room with access to the front of the property as well as a recently refurbished downstairs shower room.

On the first floor there are two spacious double bedrooms as well as a luxurious en-suite bathroom with freestanding bath, walk-in shower and his-and-hers basins to the main bedroom.

This delightful property with driveway parking is located in the heart of Cookham Rise and is within a short walk of the train station which links to the Elizabeth Line at Maidenhead as well as many other local amenities.



## Property Information

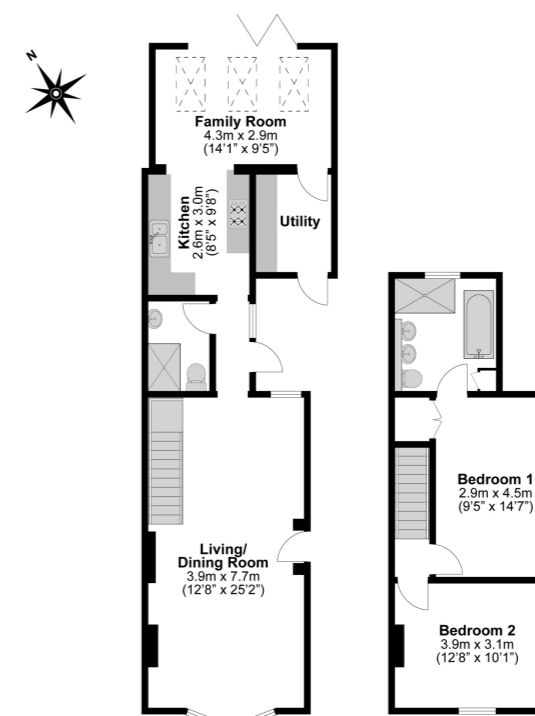
-  POTENTIAL TO EXTEND (STP)
-  25FT LIVING/DINING ROOM
-  2 DOUBLE BEDROOMS
-  UTILITY
-  SHORT WALK OF TRAIN LINE AND OTHER LOCAL AMENITIES
-  COOKHAM TRAIN LINK TO THE ELIZABETH LINE
-  IMMACULATE AND BEAUTIFULLY MODERN THROUGHOUT
-  FAMILY ROOM
-  2 LUXURIOUS BATH/SHOWER ROOMS
-  LANDSCAPED SOUTH FACING REAR GARDEN
-  HEART OF COOKHAM

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

## Floor Plan



Total Approximate Floor Area  
1205 Square feet  
112 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			79

### Location

Cookham station is a short stroll 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 half a mile away. Along with the station, Cookham village boasts supermarkets, local 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

To the rear the low maintenance south facing garden offers a decked patio with built in seating and steps leading up to the beautifully landscaped garden. There is a fantastic al-fresco dining area which is nicely screened creating an intimate and private space. To the front there is off street parking for one car with plenty of visitor

parking in either the station car park or nearby side roads. Steps lead to the front door and side terrace which also gives access to the utility room.

### 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 D