



Located in the heart of Cookham village is a delightful three bedroom mid terrace property which comes to the market with no onward chain complications. To the ground floor is a welcoming hallway, a light and bright sitting room with the kitchen and dining room to the rear with french doors out onto the garden










To the first floor is a wonderful principal bedroom with ample built in storage and views out onto the private garden. There is a further double bedroom to the front, a good sized single and a well appointed family bathroom

Externally, the easy to maintain garden is paved and bordered by mature shrubs and trees providing privacy and seclusion

This property is ideally placed to take advantage of the many local amenities including a coffee shop, butchers and pharmacy



-  NO CHAIN
-  GARAGE
-  PRIVATE GARAGE
-  PRIVATE GARDEN
-  THREE BEDROOMS
-  HEART OF COOKHAM VILLAGE
-  CLOSE TO GOOD AND OUTSTANDING SCHOOLS

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

Transport Links

Nearest stations:
 Cookham (0.1 mi)
 Bourne End (1.5 mi)
 Furze Platt (1.7 mi)

It is conveniently located for the M40 (Junction 4), the M4 (Junction 8/9) which provides access to Heathrow Airport and the M25 which in turn provides access to the M3. Rail connections to Central London are available from Cookham Rise (via Maidenhead).

Schools And Leisure

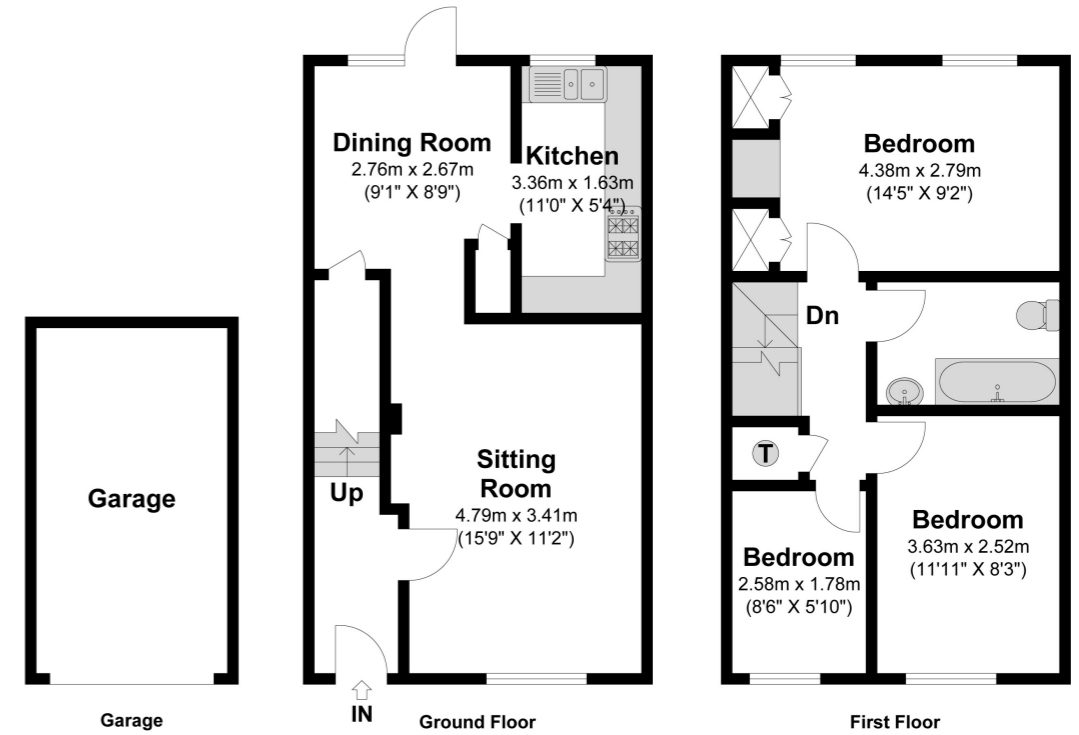
The region is well served for sporting facilities including boating and sailing on the River Thames and at nearby Henley; horse racing at Ascot and Windsor; and golf at Winter Hill Cookham, Maidenhead, Marlow, Temple, Harleyford and Henley golf clubs. The area is renowned for its wide range of schooling,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

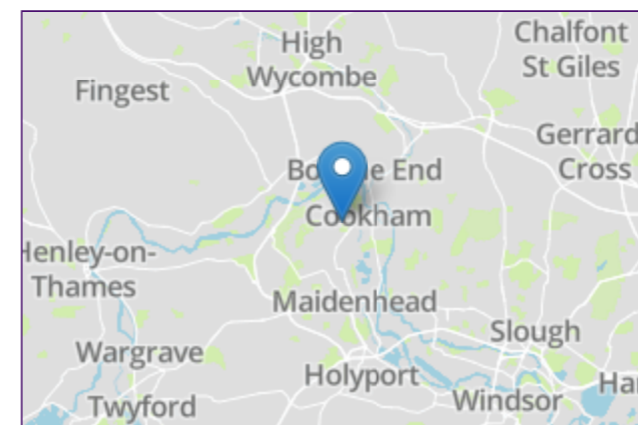


Rosebank Close
 Approximate Floor Area
 791.25 Square feet 73.51 Square metres (Excluding Garage)



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			