

# 2 ROSEBANK CLOSE COOKHAM



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## 2 ROSEBANK CLOSE, COOKHAM SL6 9JY

A modern 3 bed terraced property in a small, attractive & very popular cul-de-sac of similar properties, occupying a highly convenient location in sought after Cookham. Well planned accommodation is provided over two floors, with a pine fitted kitchen, first floor bathroom, 3 bedrooms and a good sized lounge/diner, plus pretty, private garden to the rear. Great scope exists for modernisation and improvement & a garage is also included in a nearby block with on-street parking immediately outside. The property is ideally located within a short walk of many local amenities including the highly regarded Cookham Rise Primary School and numerous shops, cafes & restaurants and is offered for sale with no onward chain. Cookham train station is also within short walking distance, connecting to Maidenhead, providing a fast service to London Paddington (including the Elizabeth Line with direct access to Bond Street, Tottenham Court Road, Farringdon, Liverpool Street and Canary Wharf). Glorious countryside walks and the River Thames are nearby, together with many sporting facilities incl cricket club, sailing club and golf club. Heathrow, the M40, M4 & M25 are also within easy reach.

**ENTRANCE HALL \* LIVING ROOM \* PINE KITCHEN  
3 BEDROOMS \* BATHROOM  
PRETTY, PRIVATE GARDEN TO REAR  
GAS CENTRAL HEATING, REPLACEMENT DOUBLE GLAZED WINDOWS  
GARAGE IN BLOCK  
POPULAR, CONVENIENT CUL-DE-SAC  
GREAT SCOPE FOR MODERNISATION & IMPROVEMENT  
NO ONWARD CHAIN  
EPC : C COUNCIL TAX BAND: E**

**GUIDE PRICE : £545,000 FREEHOLD**



**PIKE SMITH & KEMP**  
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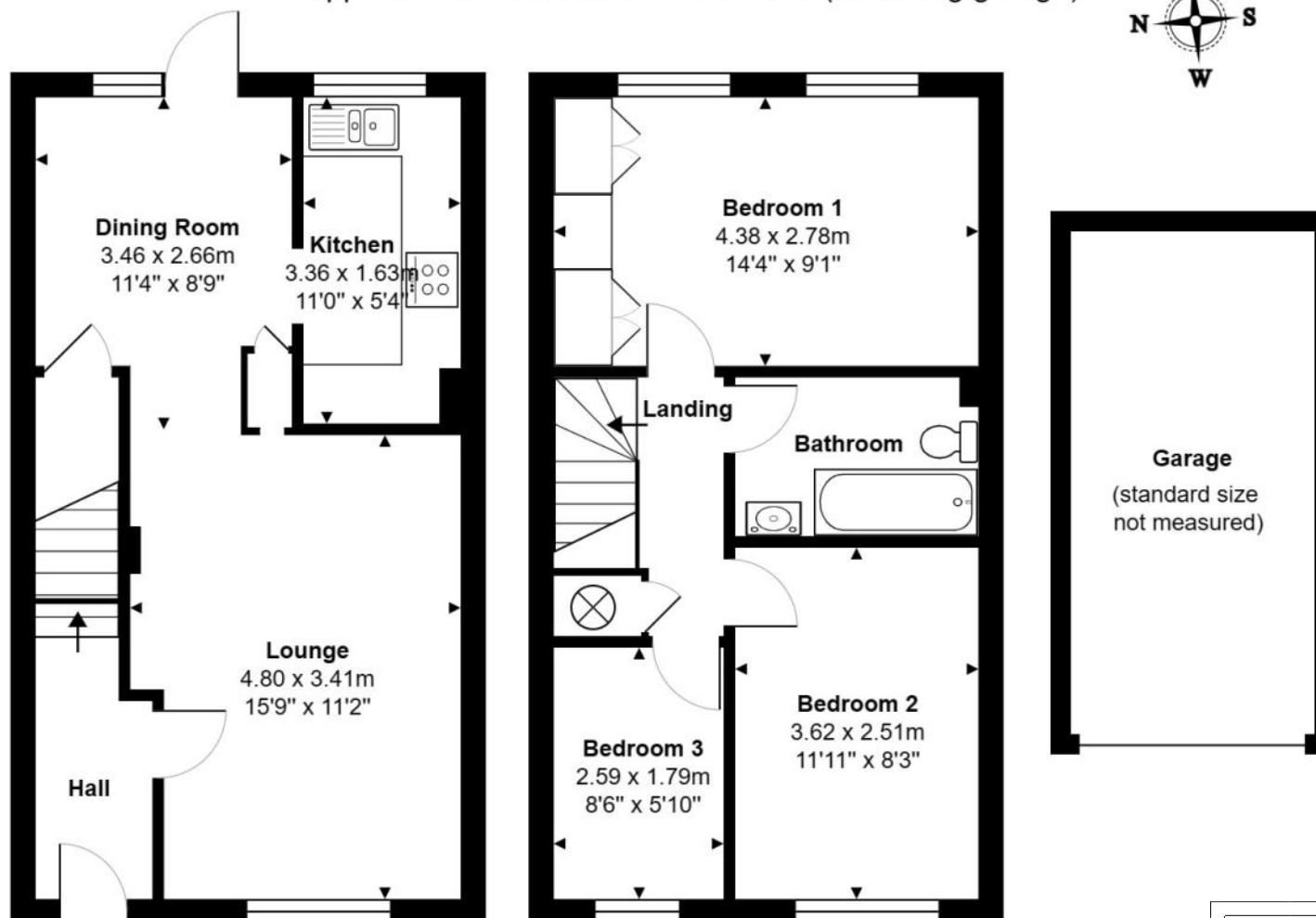


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## Rosebank Close, Cookham, Berkshire, SL6 9JY

Approx. Total Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup> (excluding garage)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.

**Directions:** From the Cookham office of PSK turn right onto Lower Road. Take the second turning left into New Road, whereupon Rosebank Close will be found on the left hand side. No 2 is located at the head of the cul-de-sac.



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