

1 SOUTHWOOD GARDENS COOKHAM



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SURVEYORS ■ PIKE SMITH KEMP ■ VALUERS ■
■ ESTATE AGENTS ■



Directions: From our Cookham office on Lower Road proceed across the level crossing and at the mini roundabout turn right into Maidenhead Road, continue under the railway bridge and take the next left hand fork, a continuation of the Maidenhead Road, the property will be found a short distance on the right hand side.

1 SOUTHWOOD GARDENS, COOKHAM, SL6 9EB

1 Southwood Gardens is a **3 bed** semi-detached home, extended on the ground floor to provide a large lounge with open plan kitchen, dining, family room plus additional conservatory. The property also has the benefit of a much larger than average driveway providing parking for 4 cars. In addition there is a huge garage with separate vehicular access and also a large workshop. Significant scope exists for further extension & re-modelling, subject to the usual consents. Popular and convenient location within walking distance of many local amenities including the highly regarded Cookham Rise Primary School and numerous shops, cafes & restaurants. Cookham train station is also a short walk, which connects to Maidenhead, providing a fast service to London Paddington (including the newly opened Elizabeth Line with direct access to Bond Street, Tottenham Court Road, Farringdon and Canary Wharf). Glorious countryside walks and the River Thames are nearby, together with many sporting facilities including cricket club, sailing club and golf club. Heathrow, the M40, M4 & M25 are also within easy reach.

NO ONWARD CHAIN

**SPACIOUS ENTRANCE HALL : CLOAKROOM : STUDY AREA : LARGE DOUBLE ASPECT SITTING ROOM :
OPEN PLAN KITCHEN, DINING AREA WITH FAMILY SNUG : CONSERVATORY
3 BEDROOMS (2 LARGE DOUBLE BEDROOMS, BOTH WITH FITTED WARDROBES AND
FURTHER 3RD BEDROOM) : MODERN FAMILY BATHROOM
HUGE DOUBLE GARAGE WITH STORE ROOM & CLOAKROOM
SEPARATE LARGE WORKSHOP
FRONT & PRIVATE REAR GARDENS PLUS SIZEABLE SIDE TERRACE
DRIVEWAY PARKING FOR MIN 4 CARS TO THE FRONT & ADDITIONAL 2 CARS TO REAR
EPC RATING: D COUNCIL TAX BAND: E**

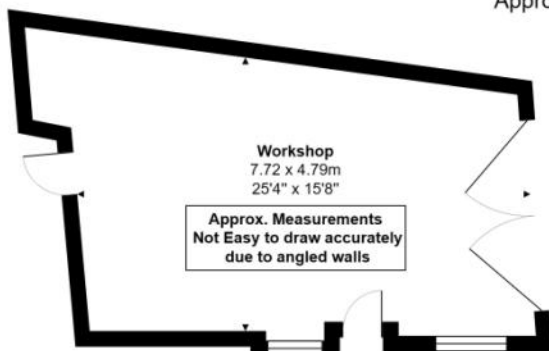
GUIDE PRICE: £599,000 FREEHOLD

Southwood Gardens, Cookham, Maidenhead, SL6 9EB

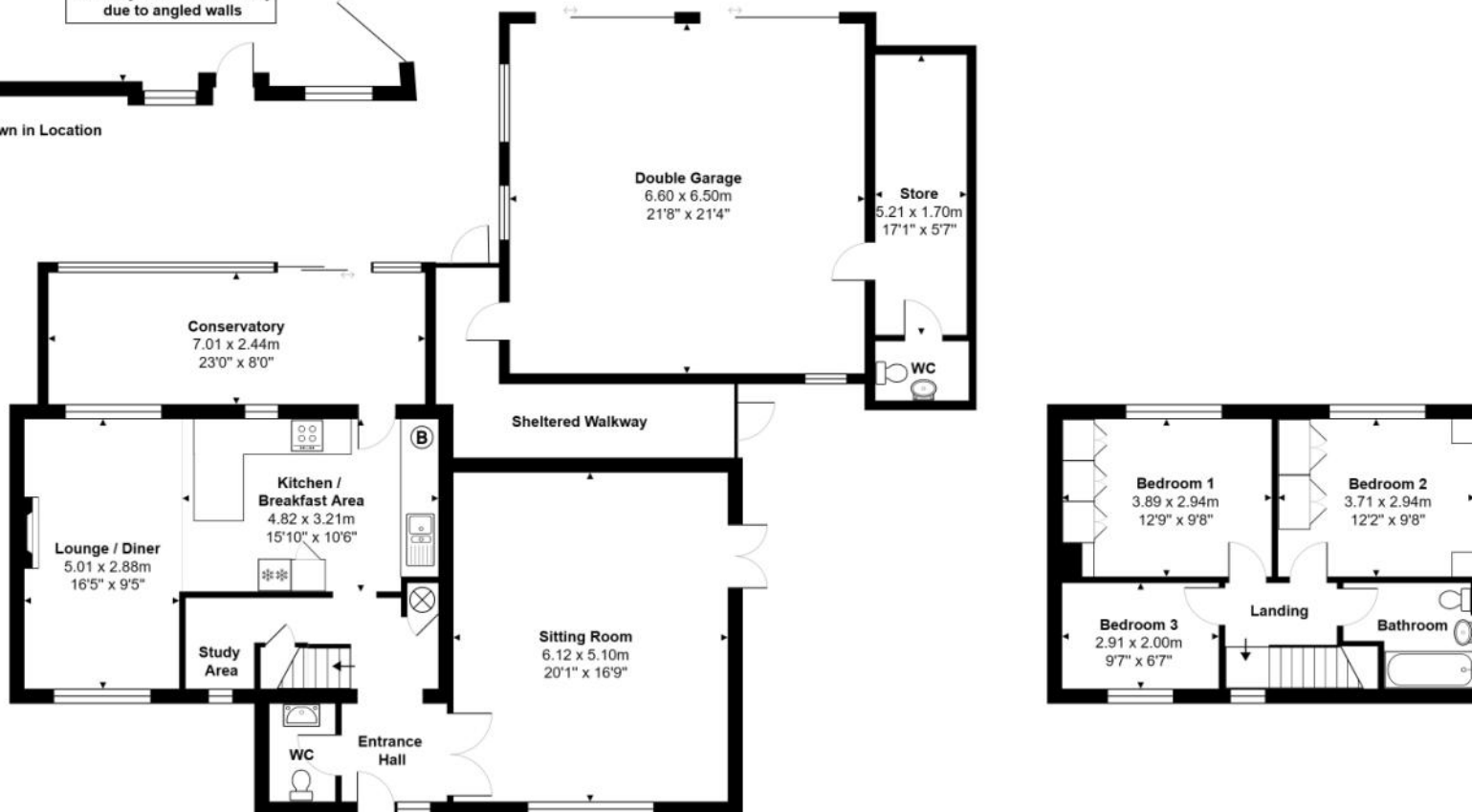
Approx. Total Area: 135.7 m² ... 1460 ft² (excluding double garage, wc, store, workshop)

Approx. Area Workshop 40.0 m² ... 431 ft²

Approx. Area Garage, Store and WC 55.1 m² ... 593 ft²



Not Shown in Location



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.



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