

7 COXBORROW CLOSE COOKHAM RISE





7 COXBORROW CLOSE, COOKHAM RISE, SL6 9HH

An immaculately presented three double bedrooms and a single bedroom, extended family home with spacious living accommodation, including snug/tv room, a large utility room and superb kitchen/family dining area with bifold patio doors to the landscaped South facing garden. The property benefits from a perfect location in Cookham Rise as it is within a short walk of all local amenities including the highly regarded Cookham Rise Primary School, Cookham train station providing a branch line service to Maidenhead serving Paddington & Elizabeth Line. Cookham Rise benefits from a large selection of shops, cafes and restaurants. Glorious countryside walks and the River Thames are nearby, together with many sporting facilities including cricket, sailing & golf.

THREE DOUBLE BEDROOMS ONE WITH ENSUITE, ONE SINGLE BEDROOM

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

SOUTH FACING GARDEN WITH LARGE TERRACE FOR ENTERTAINING

GARAGE & DRIVEWAY PARKING

QUIET LOCATION AT THE END OF A CUL DE SAC

GREAT COMMUTING TO LONDON VIA ELIZABETH LINE

VILLAGE LOCATION WITH LOCAL AMENITIES

EPC : C COUNCIL TAX BAND : F

GUIDE PRICE: £920,000 FREEHOLD



PIKE SMITH & KEMP
Lower Road, Cookham
Berkshire, SL6 9EH

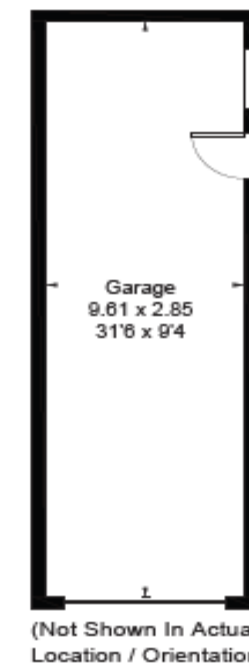
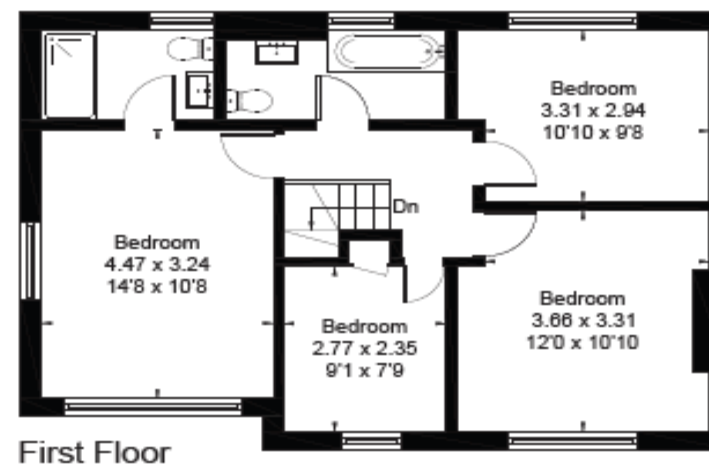
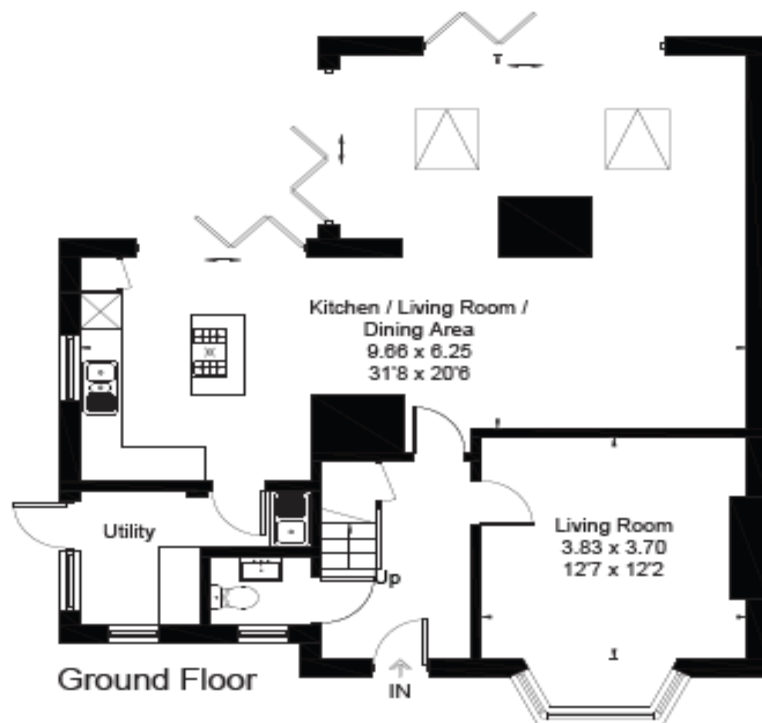
cookham@pikesmithkemp.co.uk
01628 532010
www.pskweb.co.uk



AUCTIONEERS
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&
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ESTATE AGENTS
VALUERS



Approximate Floor Area = 148.0 sq m / 1593 sq ft
 Garage = 27.4 sq m / 295 sq ft
 Total = 175.4 sq m / 1888 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87217

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





FOR AN APPOINTMENT TO VIEW PLEASE CONTACT

PIKE SMITH & KEMP

Lower Road, Cookham

Berkshire, SL6 9EH

Carina Clark

carina.clark@pikesmithkemp.co.uk

cookham@pikesmithkemp.co.uk

01628 532010

[www. pskweb.co.uk](http://www.pskweb.co.uk)

