



**17 Southwood Gardens
COOKHAM**



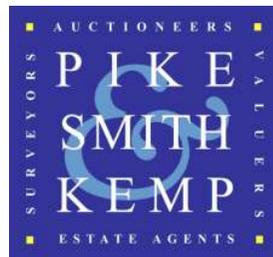


17 Southwood Gardens COOKHAM SL6 9EB

A five bedroom semi detached property, fully refurbished to high specification, situated in a cul-de-sac in a sought after location within Cookham Rise. All the local amenities including the branch line station serving Paddington and Central/East London via Crossrail (2021), Primary School, Medical Centre and local shops are in walking distance. This property also benefits from driveway parking, open plan kitchen & living area and no onward chain.

**ENTRANCE HALLWAY
CONTEMPORARY FITTED KITCHEN AND
OPEN PLAN LOUNGE/DINER
GROUND FLOOR BEDROOM: DOWNSTAIRS WC/SHOWER ROOM
MAIN BEDROOM WITH ENSUITE : SECOND BEDROOM
BEDROOM THREE : BEDROOM FOUR
FAMILY BATHROOM
SECLUDED REAR GARDEN
EPC: C rating**

GUIDE PRICE: £699,000 FREEHOLD



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www.pskweb.co.uk

17 SOUTHWOOD GARDENS, COOKHAM, SL6 9EB

The property is approached via a path alongside the driveway to the front door with automatic sensor lights. Leading to:

ENTRANCE HALLWAY: Porcelain tiled flooring, stairs leading to the first floor, cloakroom cupboard.

CLOAK ROOM W/C: WC & wash hand basin, shower, tiled flooring and walls.

GROUND FLOOR BEDROOM: Carpet flooring, front aspect double glazed windows.

KITCHEN: Rear aspect, stunning contemporary open plan kitchen that comprises of base and eye level units and large picture windows making for a bright and spacious room. Sink, double oven, built in dishwasher, built in microwave, induction hobs and two built in fridge freezers. Breakfast bar dividing the kitchen and dining room/living area. Porcelain tiled flooring leading to:

SITTING ROOM/DINER: Spacious open plan living area with tiled & carpet flooring, TV point and rear aspect double glazed French doors leading to garden.

MAIN BEDROOM: Carpet flooring, rear aspect windows overlooking garden, leading to en suite..

ENSUITE: Comprising of WC & wash hand basin, shower with glass screen, decorative tiled floor, rear aspect double glazed window. Electric under floor heating.

BEDROOM TWO: Double room, side aspect double glazed windows.

BEDROOM THREE: Front aspect double glazed windows.

BEDROOM FOUR: Rear aspect double glazed windows.

BATHROOM: WC & wash hand basin, shower over bath, tiled floor and walls. Electric under floor heating.

HEATING: Underfloor heating throughout the ground floor.

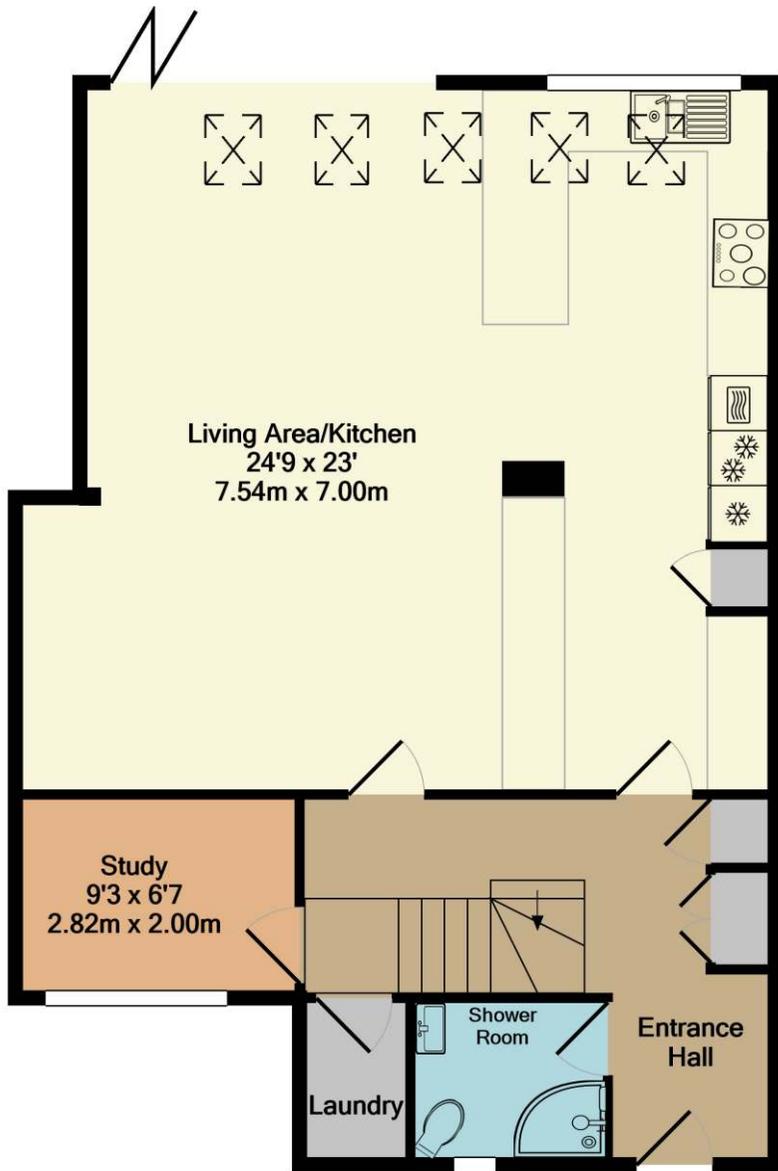
OUTSIDE

REAR GARDEN: South facing, tiled terrace with wooden sleeper steps to grass lawn.

FRONT GARDEN: Pebbled driveway with pathway leading to front door

Viewing highly recommended. Please contact:

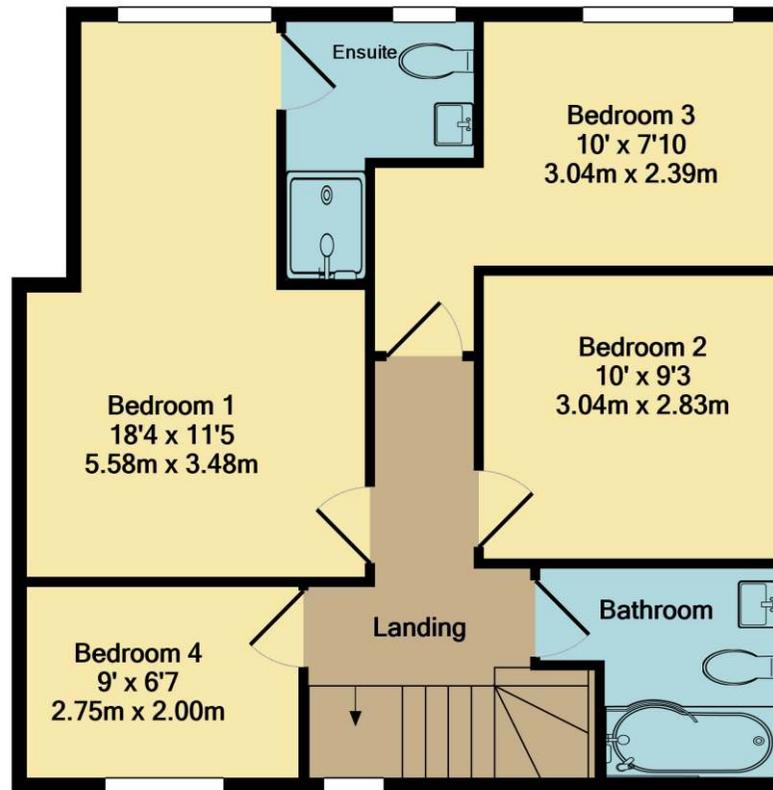
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GROUND FLOOR
APPROX. FLOOR
AREA 786 SQ.FT.
(73.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.2 SQ.M.)
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1ST FLOOR
APPROX. FLOOR
AREA 605 SQ.FT.
(56.2 SQ.M.)

