

2 Elizabeth Cottages COOKHAM





2 Elizabeth Cottages, COOKHAM SL6 9HT

A stylish & contemporary two bedroom Victorian terrace cottage, located within easy walking distance of local shops, schools and railway line which serves London Paddington via Maidenhead, as well as easy access to the M4, M40 and M25 to Heathrow.

**TWO DOUBLE BEDROOMS : SUPERBLY FITTED BATHROOM
SITTING ROOM : OPEN FIREPLACE : CLOAKROOM
CONTEMPORARY AND SPACIOUS KITCHEN / DINING ROOM
GAS FIRED CENTRAL HEATING
REAR GARDEN WITH DECKING
EPC : E rating**

GUIDE PRICE: £475,000 FREEHOLD



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The property is approached via wrought iron gate to small front garden and steps up to timber door opening to

SITTING ROOM / DINING ROOM: a beautifully presented and spacious room with an open fire place, timber mantle and slate hearth, original wide stripped & stained floor boards, two double radiators, TV aerial point, coved ceiling, recessed spot light, small under stair storage cupboard, stairs rising to first floor.

CLOAKROOM: with low level w.c, wall mounted wash-hand basin, extractor, original stained floor boards.

CONTEMPORARY KITCHEN / DINING ROOM:

KITCHEN AREA: Spacious and light room, fitted with a range of contemporary wood fronted base and eye level cabinets, Maia worktops with inset single drainer stainless steel sink with mixer tap, built-in fan assisted stainless steel oven, four-ring ceramic hob over, extractor hood, stainless steel splash backs, integrated Bosch dishwasher, concealed space for automatic washing machine and tumble drier, under cupboard lighting, partly vaulted ceiling with three skylights, recessed spot lights, porcelain tiled floor, opening to

DINING AREA: with views over the rear gardens, double radiator, vaulted ceiling with skylight, recessed spot lights, casement doors to rear garden.

FIRST FLOOR

BEDROOM ONE : Front aspect sash windows, double radiator and coved ceiling.

BEDROOM TWO: double radiator, coved ceiling, airing cupboard housing Worcester gas fired combination boiler for central heating and hot water, slatted shelving, access to loft space, door way to

BATHROOM: extremely well re-fitted with white suite of panel enclosed bath with chrome mixer tap / hand shower attachment, vanity unit with inset wash-hand basin and storage cupboard below, low level w.c., fully tiled shower cubicle with Mira thermostatic shower, chrome heated towel rail, recessed spot lights, skylight & window, porcelain tiled floor.

OUTSIDE

The property has a very pretty rear garden with raised decked area and the remainder being laid mostly to lawn. There is a gated side access leading to the front of the property. Timber garden shed.

Residents parking permits are available for off street & on street parking.

DIRECTIONS: From our office in Lower Road proceed towards the level crossing, turn right into High Road just before the station car park, where the subject property will be found after a short distance on the right hand side.

Viewings highly recommended. Please contact:

PIKE SMITH & KEMP

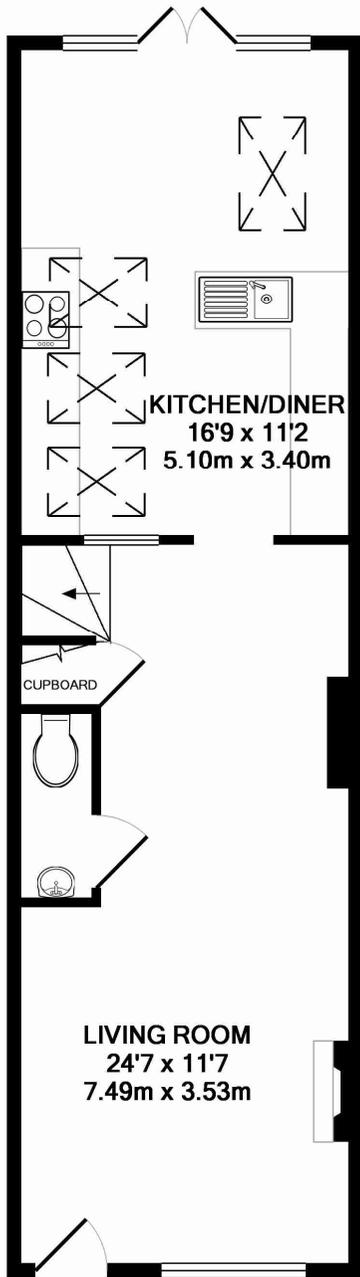
Lower Road

Cookham, Berkshire

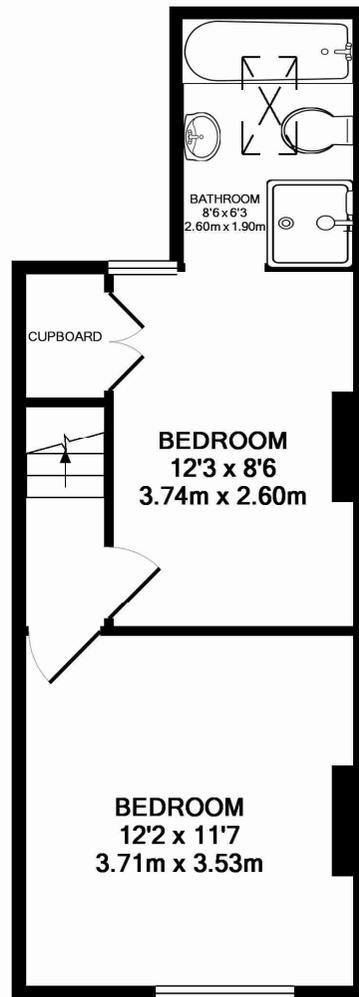
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GROUND FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)
TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

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