

# 5 Wakelins End COOKHAM



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



# **5 Wakelins End COOKHAM SL6 9TQ**

A detached four bedroom modern family home, 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 (2022), Primary School, Medical Centre and local shops are in walking distance. The picturesque village High Street, which provides a selection of excellent restaurants/pubs is nearby along with easy access to M4, M25, M40 and Heathrow Airport.

**GOOD SIZED ENTRANCE HALLWAY  
LIVING ROOM : STUDY/ FAMILY ROOM  
OPEN PLAN KITCHEN/ DINER : GARAGE/ UTILITY ROOM  
FOUR BEDROOMS : EN-SUITE TO MASTER :  
FAMILY BATHROOM : SCENIC REAR VIEWS OVER FARMLAND  
REAR GARDEN : DRIVEWAY PARKING  
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING  
NO ONWARD CHAIN  
EPC : C Rating**

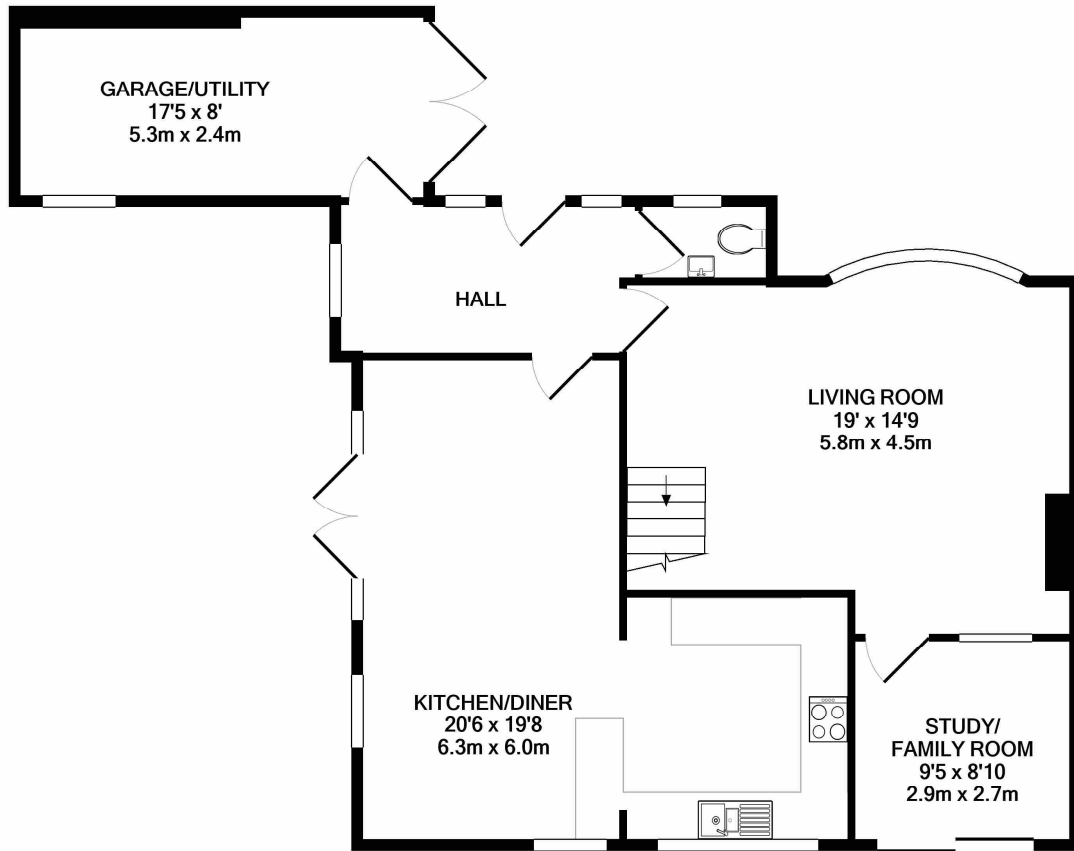
**GUIDE PRICE: £829,500 FREEHOLD**



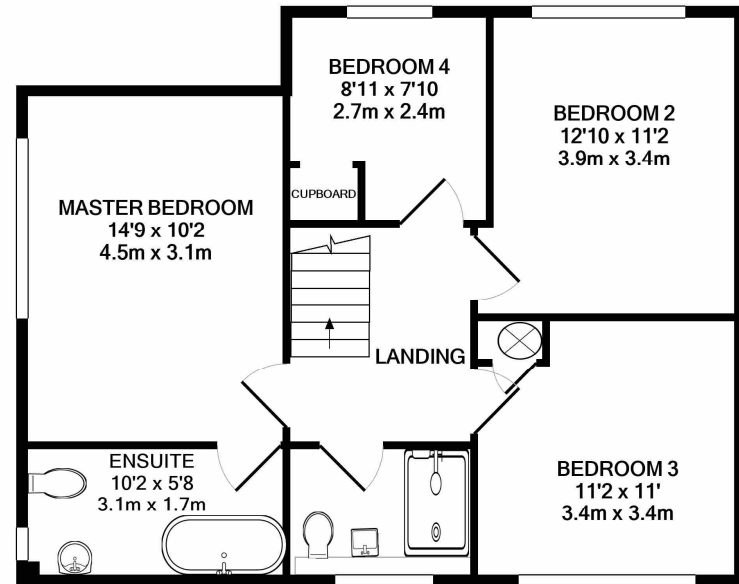
**PIKE SMITH & KEMP**  
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GROUND FLOOR  
APPROX. FLOOR  
AREA 911 SQ.FT.  
(84.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 682 SQ.FT.  
(63.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1593 SQ.FT. (148.0 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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# 5 Wakelins End, Cookham, SL6 9TQ

**ENTRANCE HALL:** door to garage/ utility room

**GARAGE/ UTILITY ROOM:** Housing boiler, plumbing and electricity, space for washer/dryer.

**CLOAKROOM:** Wash basin, WC, double glazed window to front

**LIVING ROOM:** Bay front aspect double glazed windows, door to study/ family room, under stairs storage and stairs to first floor

**STUDY/FAMILY ROOM :** Rear aspect double glazed sliding doors to garden.

**KITCHEN/ DINING ROOM:** A good range of eye and base level units, integral oven & induction hob with extractor over, one and a half bowl sink. Space for fridge freezer and dishwasher. Rear Aspect double glazed windows overlooking garden. Open plan dining area with breakfast bar and side aspect French doors leading to garden.

## First Floor

**MASTER BEDROOM:** Double glazed windows overlooking garden, with scenic views of farmland. Door to **En Suite Bathroom**.

## THREE FUTHER BEDROOMS

**BATHROOM:** Tiled floor and walls, walk in shower , WC and wash basin.

## OUTSIDE

**REAR GARDEN:** Two terrace areas, raised flower beds, grass lawn and garden shed.

**FRONT GARDEN:** Driveway parking to the front. Side access gate to the rear garden.

**DIRECTIONS:** From our office turn left and take the first left into Grange Road, then the first left again into Wakelins End where the property can be found in the left corner.

Viewings highly recommended. Please contact:

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