

Larksmead COOKHAM



**Larksmead, Grange Road,
Cookham SL6 9TH**

A three/four bedroom detached house with potential to refurbish and extend (subject to planning). The property occupies a substantial plot situated in a convenient location a few minutes walk from Cookham's local amenities including the village High Street, Cookham Station serving Paddington and Central/East London, Primary School, Medical Centre and local shops. Both the M4 and M40 are easily accessible with links to the M25 and London Heathrow. Beautiful river and rural walks on the doorstep.

**ENTRANCE HALL : SITTING ROOM
KITCHEN : DINING ROOM/BEDROOM FOUR
BATHROOM : BEDROOM THREE
TWO FURTHER BEDROOMS : SHOWER ROOM
SPACIOUS PRIVATE REAR GARDEN WITH LARGE TERRACES
DRIVEWAY PARKING FOR MULTIPLE VEHICLES
NO ONWARD CHAIN**

EPC rating : D

Price: £895,000 Freehold



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Larksmead, Grange Road, Cookham SL6 9DF

GROUND FLOOR

Entrance hallway, linking ground floor accommodation

Sitting Room: Fireplace, double aspect to the garden.

Dining Room/Bedroom 4: Side aspect

Kitchen: Range of eye and base level units, boiler, space and plumbing for washing machine, dishwasher and fridge freezer, and oven, side door leading to the garden

Bedroom 3: Front aspect

Bathroom: White suite including wash hand basin, low level WC and panel enclosed bath, window to side

FIRST FLOOR

Landing with carpet flooring throughout with doors to,

Main Bedroom: Windows to rear garden

Bedroom 2: Window to front

Bathroom: White suite including wash hand basin, low level WC and panel enclosed bath

OUTSIDE

Front Garden: Large wall enclosed driveway with space for multiple vehicles, with raised borders and shrubs.

Rear Garden: Large garden mainly laid to lawn, with large terraces, enclosed by a combination of panelled fencing and mature hedges.

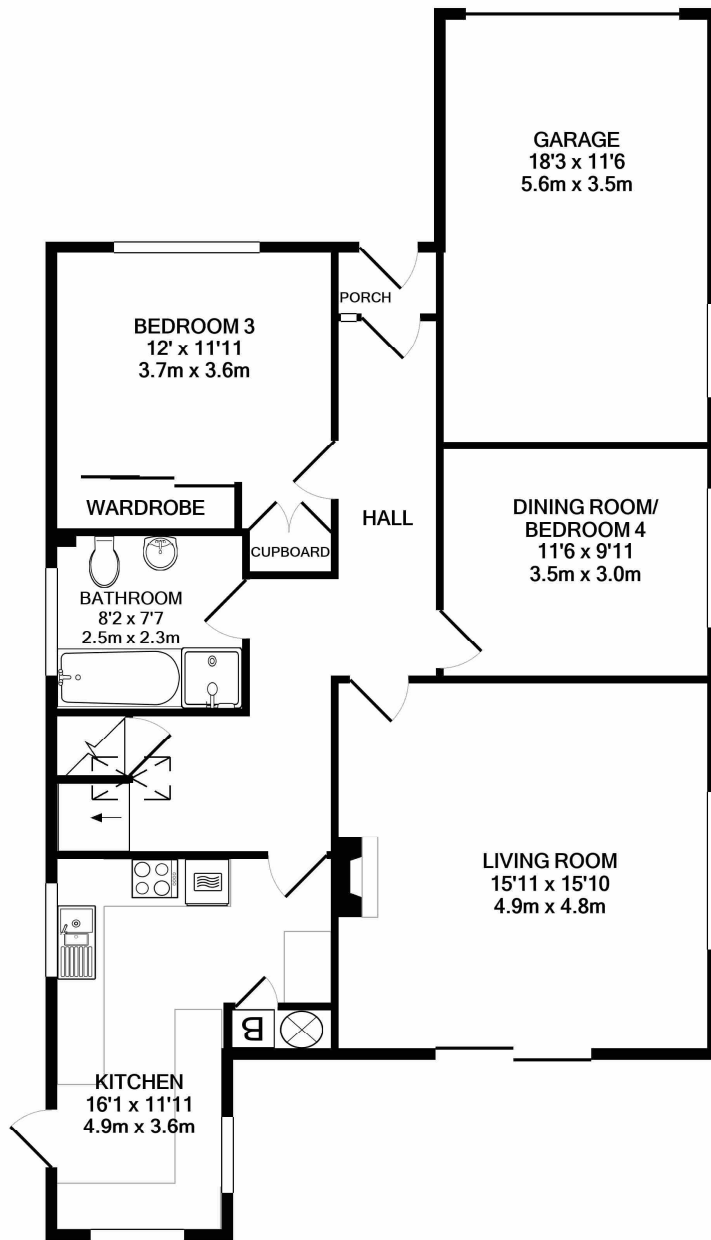
Directions: Turn left out of our office and take the first left into Grange Road, continue along Grange Road and the property will be located on the left hand side.

Viewing Highly Recommended;

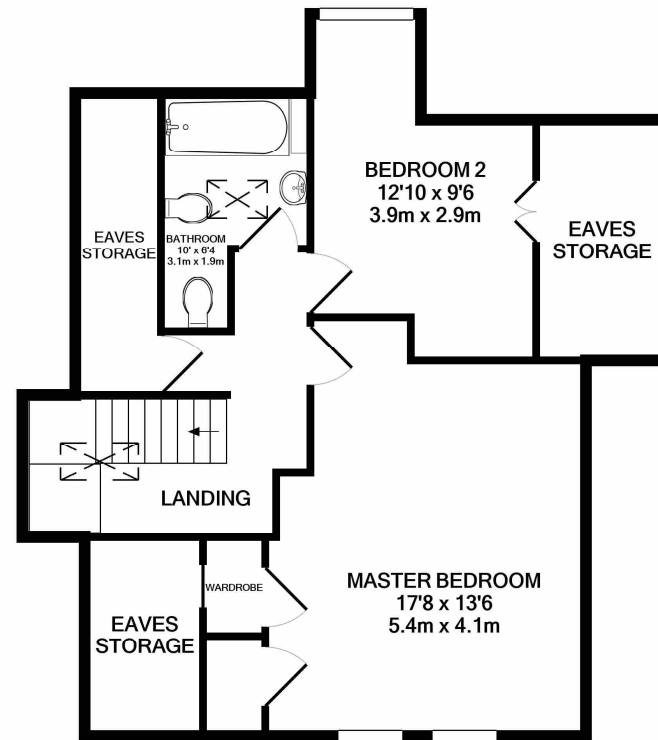
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GROUND FLOOR
APPROX. FLOOR
AREA 1119 SQ.FT.
(104.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 637 SQ.FT.
(59.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1757 SQ.FT. (163.2 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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