

71 BROOM HILL COOKHAM



■ AUCTIONEERS ■
SURVEYORS **PIKE & SMITH KEMP** ESTATE AGENTS ■



71 BROOM HILL COOKHAM SL6 9LJ

A three bedroom semi detached property, extremely well located on this popular development having the advantage of backing onto the 'Sir Alfred Major' recreation ground and enjoying far reaching views towards Cliveden. The property does offer some scope for improvement and is located within easy reach of all local amenities, including local shops, medical centre, excellent schools and railway station serving Paddington and Central/Est London via Crossrail (2022). There is easy access to the M4 and M40 motorway networks which link to the M25 and Heathrow airport.

**THREE BEDROOMS : BATHROOM
ENTRANCE LOBBY : SITTING/DINING ROOM : KITCHEN
WARM AIR HEATING : DOUBLE GLAZING
DRIVEWAY : GARAGE
FRONT & REAR GARDENS
LOVELY VIEW TO THE REAR
NO ONWARD CHAIN**

PRICE: £500,000 FREEHOLD



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

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

71 BROOM HILL, COOKHAM, SL6 9LJ

Part glazed door opening to

ENTRANCE LOBBY: cloaks cupboard with hanging rail, glazed door opening to

SITTING/DINING ROOM: view over front garden, cupboard, stairs to first floor, door opening to rear garden, glazed door opening to

KITCHEN: with base & eye level storage units, rolltop work surfaces, single drainer stainless steel sink unit, space for electric cooker, space and plumbing for washing machine, space for fridge / freezer, shelved larder cupboards, part glazed door to outside.

FIRST FLOOR

LANDING: storage cupboard, access to loft space.

BEDROOM ONE: (front) built-in wardrobe cupboards with hanging rail and storage over.

BEDROOM TWO: (rear), enjoying lovely view over recreation ground towards Cliveden, built-in wardrobe cupboard with hanging rail and storage over, airing cupboard with lagged hot water cylinder.

BEDROOM THREE: (front) built-in wardrobe cupboard with hanging rail & storage over.

BATHROOM: comprising white suite of panel enclosed bath, low level w.c., pedestal wash-hand basin, part tiling to walls.

OUTSIDE

The property has a long driveway to the front providing parking for several vehicles, leading to a gate & DETACHED SINGLE GARAGE beyond. The front garden is mostly laid to lawn.

REAR GARDEN: is enclosed by mature borders and is again mostly laid to lawn with flower / shrub borders. Outside tap.

DIRECTIONS: From our office in Lower Road, proceed towards Cookham Dean turning left at Whyteladyes Lane, second left into Broom Hill and right at the T-junction. Follow the road round to the rear of the development where the subject property will be found on the right hand side.

Viewing by appointment with our **Cookham** office:

PIKE SMITH & KEMP

Thistle Cottage
Lower Road
Cookham
Berkshire
SL6 9EH

Telephone 01628 532010

Email: cookham@pikesmithkemp.co.uk

Viewing by appointment with our Cookham office:

PIKE SMITH & KEMP

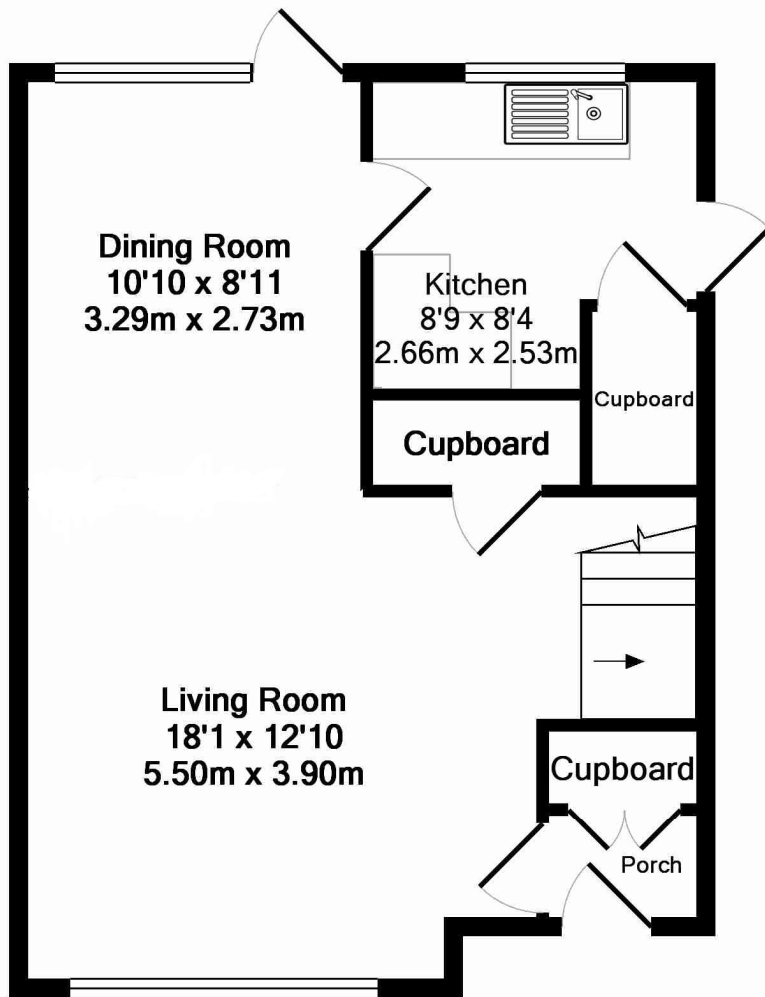
Lower Road
Cookham, Berkshire
SL6 9EH

cookham@pikesmithkemp.co.uk

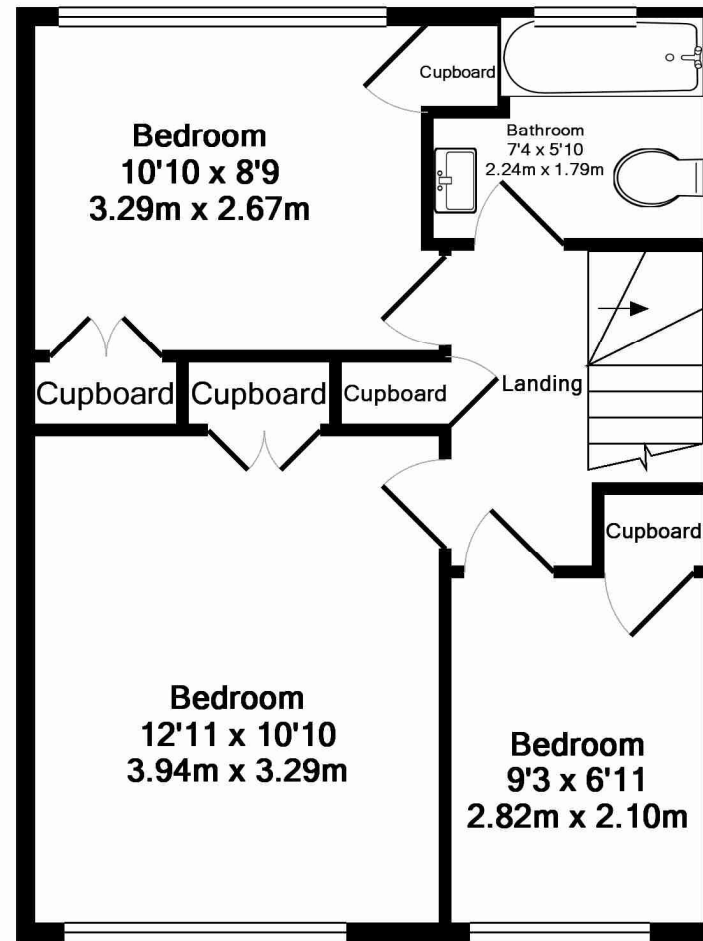
01628 532010

www.pskweb.co.uk





Ground Floor
Approx. Floor
Area 407 Sq.Ft.
(37.8 Sq.M.)



1st Floor
Approx. Floor
Area 417 Sq.Ft.
(38.8 Sq.M.)

Total Approx. Floor Area 824 Sq.Ft. (76.6 Sq.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4165)
Made with Metropix ©2012







