

**31 BURNT OAK
COOKHAM**



31 BURNT OAK COOKHAM SL6 9RN

A beautifully presented, recently refurbished, three bedroom semi-detached house, offering open plan downstairs living, garden home office, driveway parking and a garage. Burnt Oak is located within a short walk of all the local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2021), Primary School, Medical Centre & local shops. 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.

**ENTRANCE HALL : KITCHEN : DINING ROOM
FAMILY ROOM : SITTING ROOM : DOWNSTAIRS SHOWER ROOM
THREE BEDROOMS : FAMILY BATHROOM
SELF CONTAINED GARDEN HOME OFFICE
BEAUTIFUL WEST FACING REAR GARDEN : DRIVEWAY PARKING
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING
GARAGE
EPC: D rating**

GUIDE PRICE: £625,000 FREEHOLD



PIKE SMITH & KEMP
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31 BURNT OAK, COOKHAM, BERKSHIRE SL6 9RN

The property is approached via a driveway with a lawn area to the side with shrubs and a storage unit, porch and a part glazed front door to:

ENTRANCE HALL: With built in cupboard, and under stairs storage.

KITCHEN: A range of eye and base level cupboards with work surface over, sink and drainer, double oven with five ring gas hob and extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer. Open plan to...

DINING ROOM/FAMILY ROOM: Kitchen island with breakfast bar and drawers beneath, space for stools, cupboards, double glazed windows and doors to rear garden. Open plan to...

SITTING ROOM: Double glazed windows to front, attractive feature fireplace, shelves and built in cupboards.

SHOWER ROOM: Comprising of WC & wash hand basin, enclosed shower with glass screen, extractor fan, heated towel rail, cupboards, tiled floor & walls and side aspect double glazed window.

FIRST FLOOR

Hallway with loft hatch.

MASTER BEDROOM: Front aspect double glazed windows, and integral wardrobes.

BEDROOM TWO: Rear aspect double glazed windows, overlooking the garden, integral wardrobes.

BEDROOM THREE: Double aspect with built in cupboard and shelving.

FAMILY BATHROOM: Bath with shower over and glass screen, WC, wash basin, tiled walls and side & rear aspect doubles glazed windows

GARDEN

WEST FACING REAR GARDEN: Including an area of lawn and a good sized terrace, with panel enclosed fencing.

GARDEN HOME OFFICE: Fully insulated with heating and internet connection. Double glazed windows and door.

GARAGE: Fully insulated with electricity and partitioning wall.

DIRECTIONS: From our office in Lower Road, proceed towards Cookham Village, turn left at the Post Office into Grange Road, second right into Burnt Oak, there is a further right hand turn, where the subject property will be found towards the end of the cul-de-sac on the right hand side.

Viewing by appointment with our Cookham office:

PIKE SMITH & KEMP

Lower Road

Cookham, Berkshire

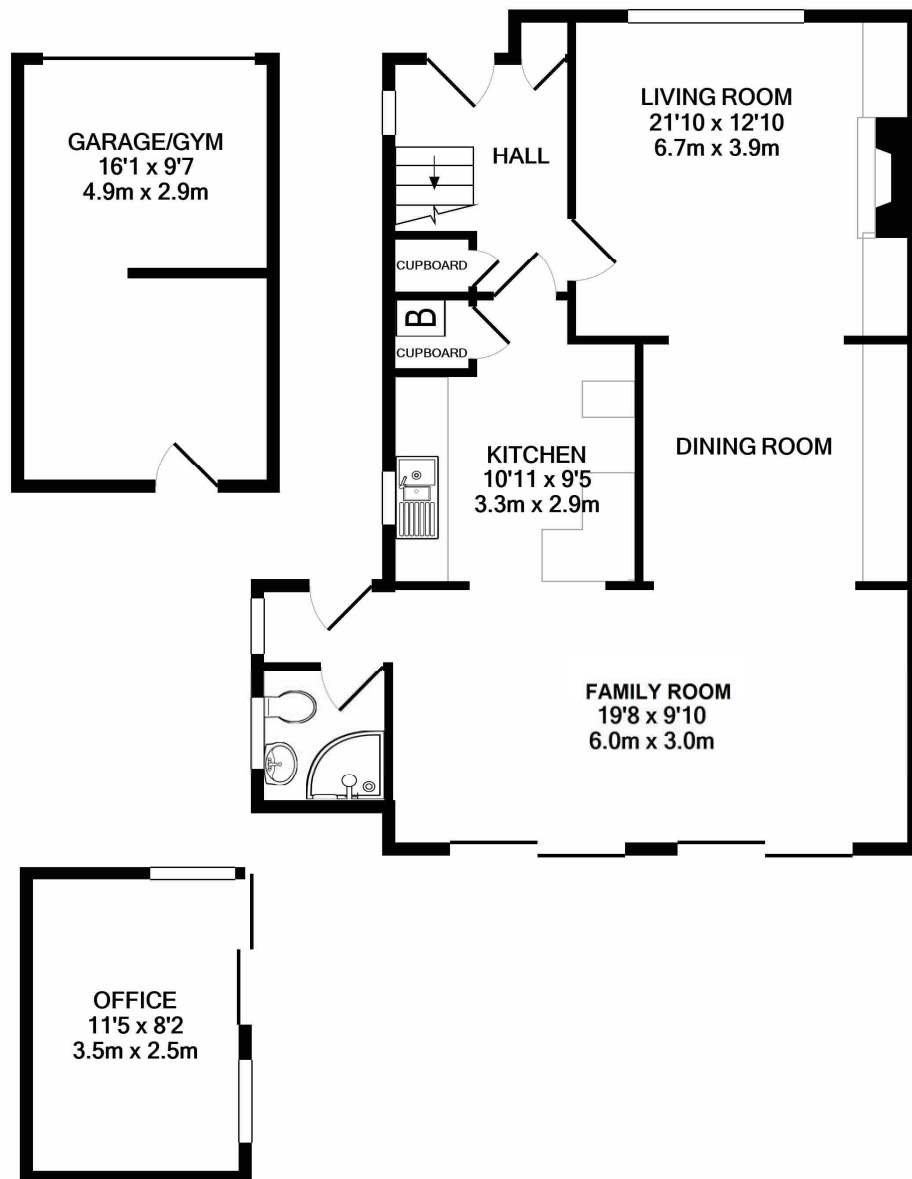
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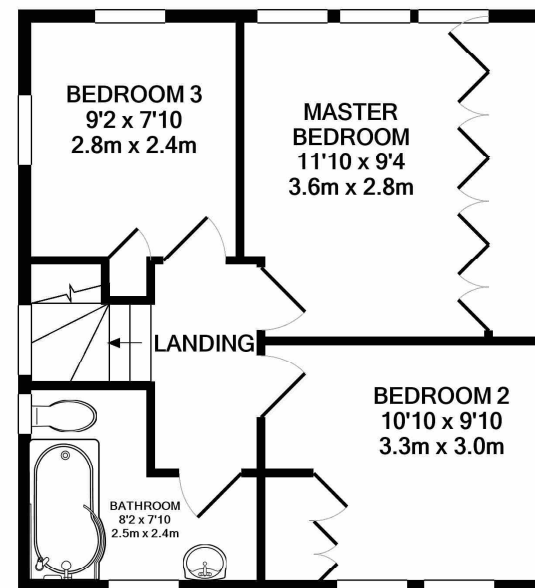
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GROUND FLOOR
APPROX. FLOOR
AREA 894 SQ.FT.
(83.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1316 SQ.FT. (122.3 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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