

**Dene Hollow  
COOKHAM DEAN BOTTOM**





## DENE HOLLOW COOKHAM DEAN BOTTOM, SL6 9AS

A Victorian double fronted three double bedroom cottage in a sought after location in Cookham Dean. **The property is now in need of complete refurbishment and has potential to extend subject to planning permissions.** In close proximity to Marlow and to all the local amenities in Cookham Rise including the branch line Station serving Paddington & Central/East London via Crossrail (2020), Primary School, Medical Centre & local shops, along with easy access to M4, M25, M40 and Heathrow Airport.

**THREE DOUBLE BEDROOMS : FIRST FLOOR FAMILY BATHROOM  
ENTRANCE HALL : GROUND FLOOR SHOWER ROOM AND WC  
KITCHEN  
LARGE SITTING ROOM : DINING ROOM  
REAR GARDEN : PARKING AREA  
EPC RATING E**

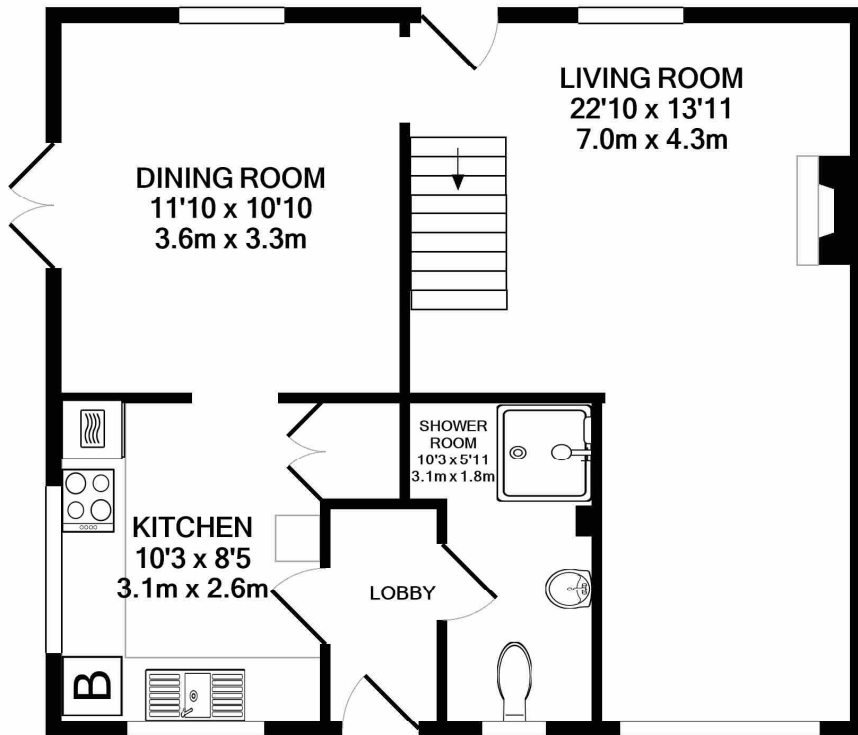
**GUIDE PRICE: £625,000 FREEHOLD**



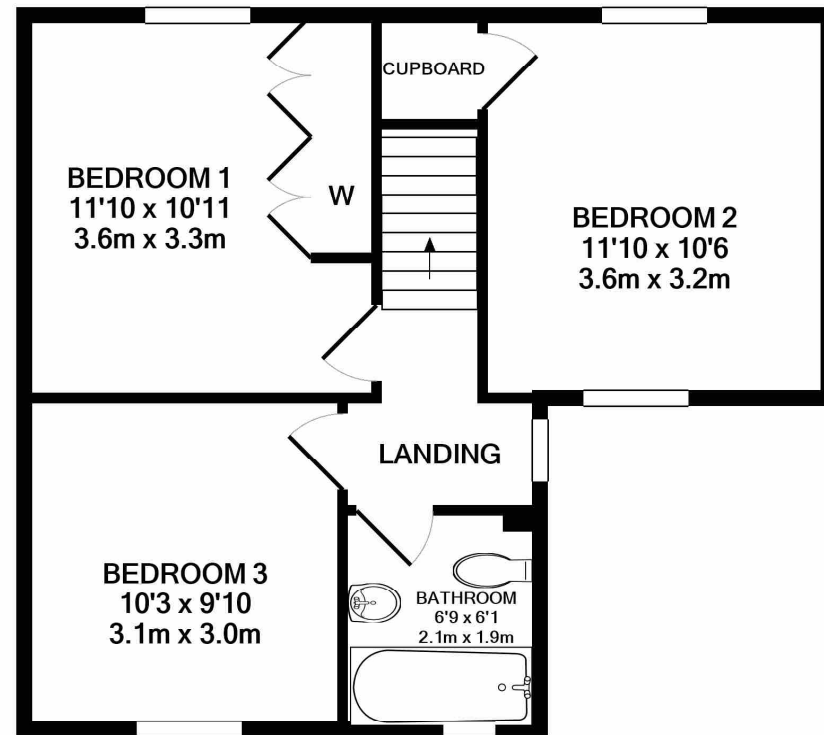
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GROUND FLOOR  
APPROX. FLOOR  
AREA 548 SQ.FT.  
(51.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1006 SQ.FT. (93.4 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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