

# 7 BROOM HILL COOKHAM



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# 7, BROOM HILL COOKHAM SL6 9LH

A RARE OPPORTUNITY to acquire a three bedroom semi detached property, extremely well located on this highly sought after development, benefitting from an exceptionally large 'double width' corner plot. The property does offer some scope for improvement and extension (subject to the necessary consents) and is located within easy reach of all amenities, including local shops, medical centre, excellent schools (namely Cookham Rise and Cookham Dean Primary schools) and railway station serving London Paddington and Central/ East London via Crossrail (opening 2022). There is easy access to the M4 and M40 motorway networks which link to the M25 and Heathrow airport.

**ENTRANCE LOBBY : SITTING/DINING ROOM : KITCHEN  
GAS CENTRAL HEATING: DOUBLE GLAZING  
3 BEDROOMS : BATHROOM  
DRIVEWAY : DETACHED GARAGE  
LARGE PRIVATE REAR 'CORNER PLOT' GARDENS  
AMPLE SCOPE FOR IMPROVEMENT AND/OR EXTENSION  
NO ONWARD CHAIN  
EPC RATING: D**

**PRICE: OFFERS IN EXCESS £600,000 FREEHOLD**



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

[cookham@pikesmithkemp.co.uk](mailto:cookham@pikesmithkemp.co.uk)  
01628 532010  
[www.pskweb.co.uk](http://www.pskweb.co.uk)

## 7, BROOM HILL, COOKHAM, SL6 9LJ

Part glazed door opening to

**ENTRANCE LOBBY:** cloaks & meter cupboard with hanging rail, door opening to

**SITTING/DINING ROOM:** Lovely 'light & airy' through room providing views over front & rear garden, large under stairs storage cupboard, stairs to first floor, warm air heater

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

### FIRST FLOOR

**LANDING:** access to loft space.

**BEDROOM ONE:** Double bedroom with view out to the front, full width built-in wardrobes with additional built-in double cupboard.

**BEDROOM TWO:** Double bedroom, enjoying lovely view over the rear garden.

**BEDROOM THREE:** View out to the front

**BATHROOM:** comprising white suite of panel enclosed bath, low level w.c., built-in vanity unit with wash-hand basin, part tiling to walls.

### OUTSIDE

The gardens are an undoubted feature of the property, being beautifully stocked with many specimen flowering shrubs, laid mainly to lawn with ample space for garden shed and providing huge potential for extension (subject to the necessary planning consent). The 'double width' plot gardens are well established and therefore provide a high degree of privacy and offer tremendous scope to extend the property to the side if required. The property also has a pretty front garden, driveway providing off street parking and **DETACHED SINGLE GARAGE.**

***DIRECTIONS:*** From our office in Lower Road, proceed towards Cookham Dean turning left at Whyteladyes Lane, then second left into Broom Hill and No 7 will be found after a short distance on the left hand side.

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

**PIKE SMITH & KEMP**

Lower Road

Cookham, Berkshire

SL6 9EH

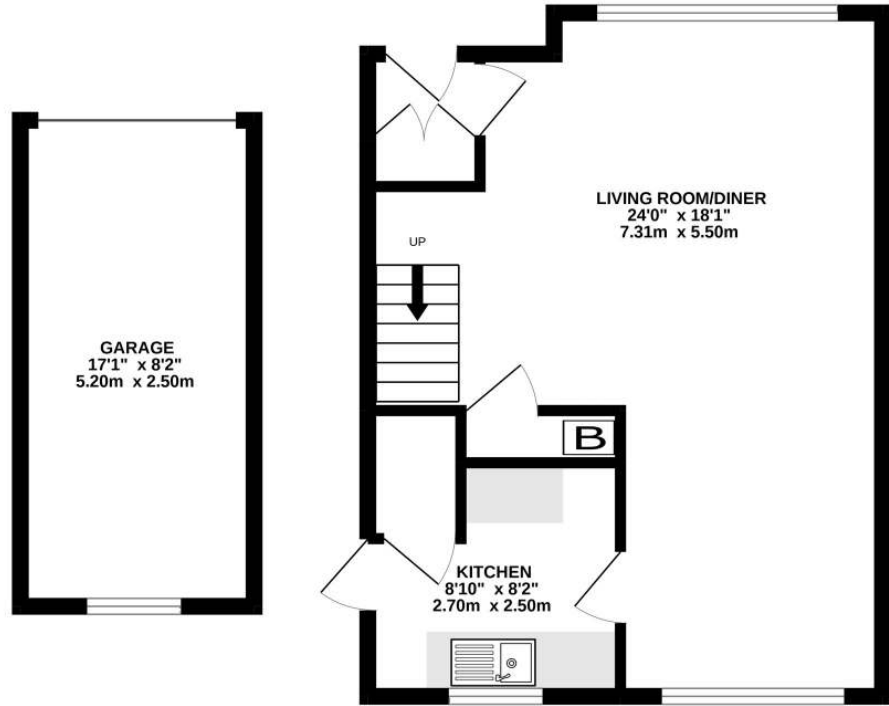
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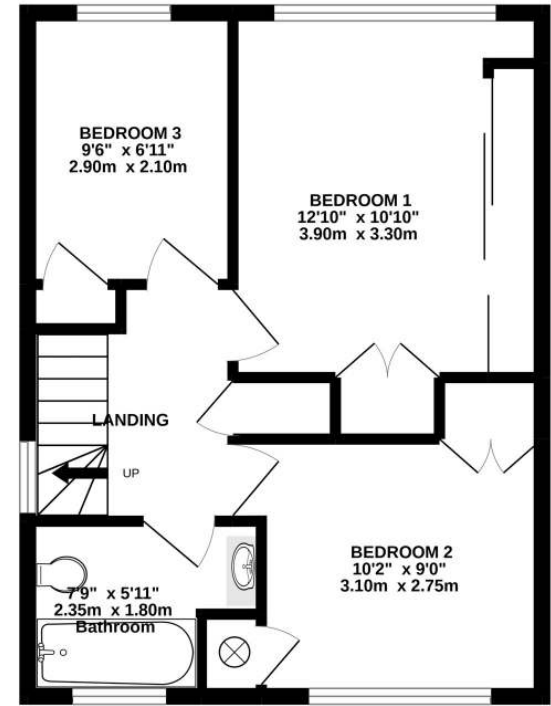
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GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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