

23 Broom Hill  
COOKHAM





## **23 Broom Hill COOKHAM**

A two bedroom first floor maisonette on the popular Broom Hill development in Cookham. The property has two double bedrooms and benefits from a good sized private rear garden and a garage in separate block, situated within walking distance of all local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2021), Primary School, Medical Centre and local shops. The property would benefit from some updating and is being offered onto the market with no onward chain. 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: DOUBLE ASPECT SITTING ROOM: FITTED KITCHEN: GAS FIRED  
CENTRAL HEATING: TWO BEDROOMS: SHOWER ROOM: PRIVATE GARDEN TO THE REAR  
GARAGE IN SEPARATE BLOCK  
EPC BAND D  
\*NO ONWARD CHAIN\***

**GUIDE PRICE: £299,000 LEASEHOLD**



**PIKE SMITH & KEMP**  
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Berkshire, SL6 9EH

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# 23 BROOM HILL, COOKHAM, BERKSHIRE, SL6 9LH

**COVERED ENTRANCE PORCH:** front door to:

The property is approached over a path leading to steps to the first floor and part glazed front door with porch light, opening to the **ENTRANCE LOBBY** with further steps to the **ENTRANCE HALL** window to side.

**FITTED KITCHEN:** Comprising of a good range of base and eye level units, 1½ bowl stainless steel sink with drainage board and mixer tap, space for oven with extractor over. Window overlooking the rear garden, vinyl flooring, space and plumbing for washing machine and fridge.

**DOUBLE ASPECT SITTING ROOM/DINING ROOM:** large picture window to front, feature fireplace with hearth

**INNER HALLWAY:** two large storage cupboards with shelving, loft hatch

**BEDROOM ONE :** front aspect, large picture window, integral wardrobe with cupboard over

**BEDROOM TWO:** built in wardrobe with cupboards over, rear aspect

**SHOWER ROOM:** large fully tiled shower enclosure, with low level WC and wash hand basin set into a vanity unit, mainly tiled walls and vinyl flooring.

**OUTSIDE**

The property has the benefit of a good sized private rear garden and a single garage with up and over door in separate block.

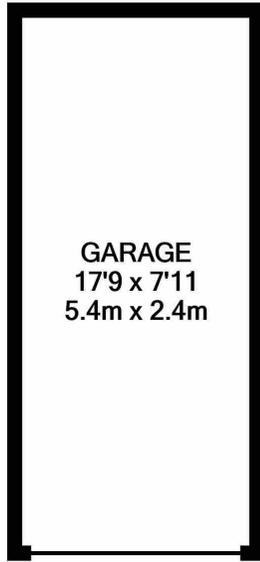
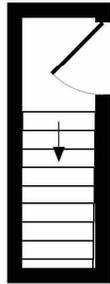
**LEASE:** The property has a 999 year lease from 1964.

Directions: from our office proceed right towards Cookham Dean, take the third road on the left, Whyteladyes lane and proceed up the hill, until Broom Hill can be found on the left hand side, within Broom Hill go straight ahead to the T Junction, and turn left and the property is on the end, on the left.

Viewing by appointment with our Cookham office:

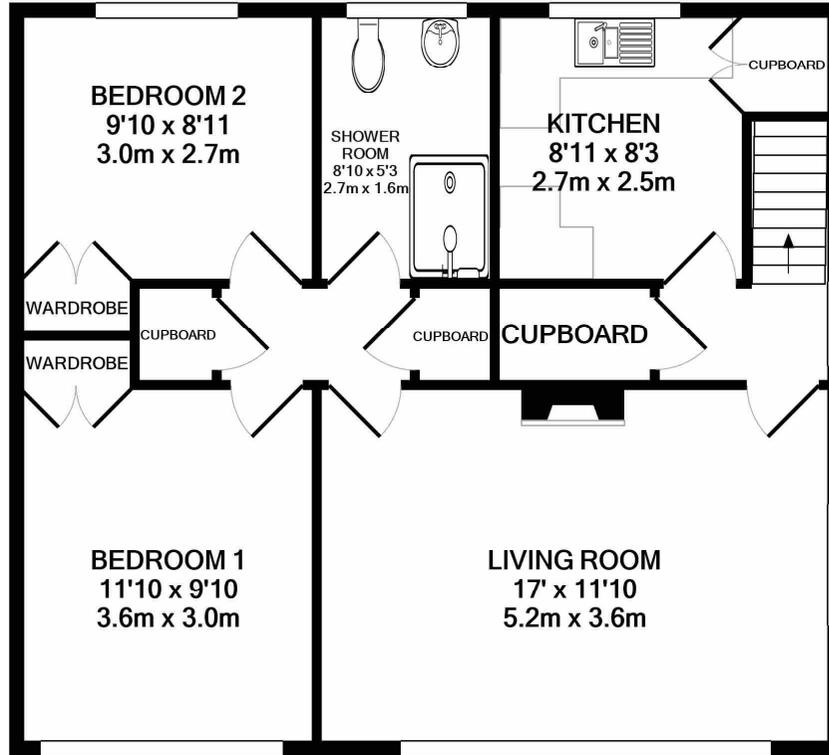
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**GARAGE**  
17'9 x 7'11  
5.4m x 2.4m

ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 166 SQ.FT.  
(15.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 646 SQ.FT.  
(60.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 812 SQ.FT. (75.4 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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*Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.*