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**4 Belle Vue Cottages
COOKHAM**

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4 Belle Vue Cottages, The Pound, COOKHAM, SL6 9QF

A delightfully spacious period cottage, which has been tastefully updated and improved, the property is located within a short walk of all the local amenities including the Cookham/Maidenhead branch line station serving Paddington & Central/East London (Maidenhead Crossrail 2020), Primary School, Medical Centre and 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.

**VESTIBULE ENTRANCE
LARGE SITTING ROOM/DINING ROOM
KITCHEN : FAMILY BATHROOM
STUDY AREA
TWO DOUBLE BEDROOMS
GAS CENTRAL HEATING : DOUBLE GLAZING
SECLUDED REAR GARDEN
LARGE SHED WITH POWER AND LIGHTING
EPC: E**

GUIDE PRICE: £495,000 FREEHOLD



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

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4 BELLE VUE COTTAGES, COOKHAM, SL6 9QF

OUTSIDE

The property is approached via a small garden to the front and part glazed front door, off the front garden is a wide path to gated side access of the property:

VESTIBULE ENTRANCE: with wood stripped floor and space for coats and jackets

SITTING ROOM/DINING ROOM: A superb bay window fronts the exceptionally spacious, room with two fireplaces, one Victorian ornate feature fireplace and one with mantel and surround, slate hearth, housing a wood burning stove, both with double cupboards to each side, one with an integral glass front cabinet above, there is a currently carpeted reclaimed wooden floor, a glass door leads through to the

STUDY AREA: Glazed double doors opening to the side

FAMILY BATHROOM: White suite including pedestal wash hand basin, low level W.C., bath unit with shower over, part tiled walls, and flooring, and sky light velux window

KITCHEN: Rear aspect with a bespoke range of solid wood eye level and base cabinets with solid oak worktops. Space for aga, with extractor over, integrated Franke 1½ bowl sink and drainer and mixer tap, integrated dishwasher, space and plumbing for washing machine, space for tall fridge freezer, integral breakfast bar, Fired Earth ceramic floor, window to side, glazed double doors open to rear garden

FIRST FLOOR

BEDROOM ONE: Front aspect with double glazed bay window, Victorian fireplace surround and integral wardrobes

BEDROOM TWO: Double glazed window overlooks the rear garden and trees beyond, built in wardrobe, hatch to large fully boarded loft, accessed via a pull down loft ladder.

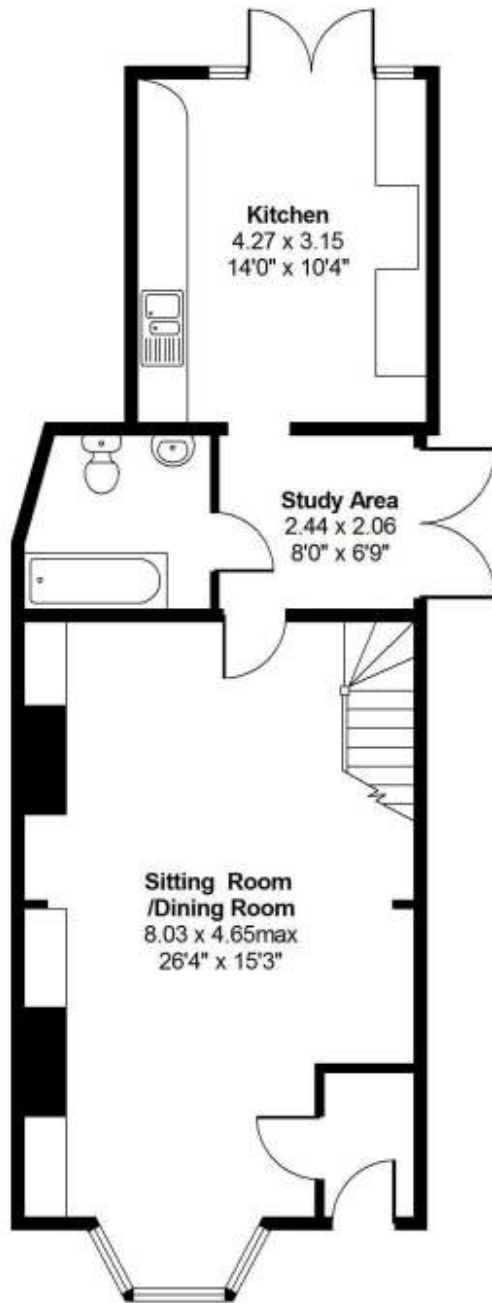
GARDENS: The fully enclosed rear garden is mainly paved with well stocked flower borders and ornamental trees. There is a wide gated side access and gate to the rear, which leads out to excellent river walks. A large GARDEN SHED to the rear of the garden, has power and lighting, kitchen cabinet storage, shelving, and flooring. There is potential to purchase vehicular access to the rear of the property to obtain additional parking, the current owners also have resident permit parking close by. Side and rear pedestrian access.

DIRECTIONS: From our office turn left, proceed over the level crossing and straight across the mini roundabout, where the road narrows the property can be found on the left hand side after a short distance.

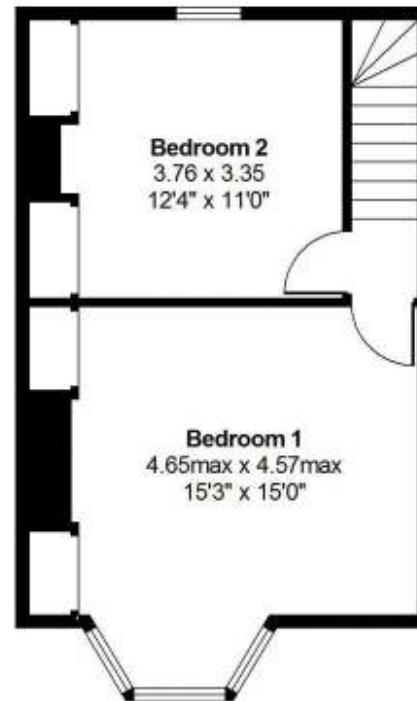
Viewing highly recommended. Please contact:

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Ground Floor
Approx 59.34 sq m - 639 sq ft
(Gross Internal)



First Floor
Approx 34.44 sq m - 371 sq ft
(Gross Internal)

