

**5 Southview Cottages  
COOKHAM**





## **5 Southview Cottages COOKHAM SL6 9JW**

A beautifully presented two bedroom Victorian end terrace cottage, 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.

**SITTING ROOM : KITCHEN  
DINING ROOM :  
TWO BEDROOMS : BATHROOM  
GOOD SIZED REAR GARDEN : GARDEN OFFICE  
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING  
PARKING TO FRONT  
EPC : D rating**

**GUIDE PRICE: £560,000 FREEHOLD**



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

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## 5 Southview Cottages, Cookham, SL6 9JW

The property is approached via a short pathway to the half glazed front door into;

**HALLWAY:** With space for coat rack, glazed door to;

**SITTING ROOM:** Wooden flooring, feature wood burning stove, with wooden mantel over, bay window to front, stairs to first floor, with storage cupboard beneath.

**KITCHEN:** A wide range of Shaker style, eye and base level wooden units with work surfaces over, and breakfast bar. Integral oven with four ring inset hob with extractor over, and contemporary cupboards to each side. Wooden splashbacks and 1 and a half bowl sink with drainer, space for fridge/freezer, dishwasher and washing machine. Feature fireplace with cupboards either side, window and French doors to garden

### First Floor

**First floor landing:** Loft hatch with ladder

**MASTER BEDROOM:** Large windows, attractive sliding door triple wardrobe with hanging rails, ornate feature fireplace.

**BEDROOM TWO:** Rear aspect with lovely views and overlooking the garden, airing cupboard

**BATHROOM:** Tile enclosed bath with shower over and glass shower screen, and double size wash hand basin set into vanity unit with drawers, low level WC, tiled surrounds and tiled flooring, extractor fan, heated towel rail, window to the rear

**GARDEN OFFICE/SUMMER HOUSE:** Light and power fully functioning office facilities, or relaxing studio area.

**GOOD SIZED REAR GARDEN:** Including an area of lawn, with flower borders and a variety of ornamental trees and shrubs. A paved area adjacent to the property provides a perfect patio area for table and chairs, the perimeter fencing and hedge provides a secluded and sheltered garden.

**DIRECTIONS:** From our office turn right and proceed towards Cookham Dean, take the first turning on the left New Road up to High Road, turn right and the property can be found after a short distance on the right hand side.

Viewings highly recommended. Please contact:

**PIKE SMITH & KEMP**

**Lower Road**

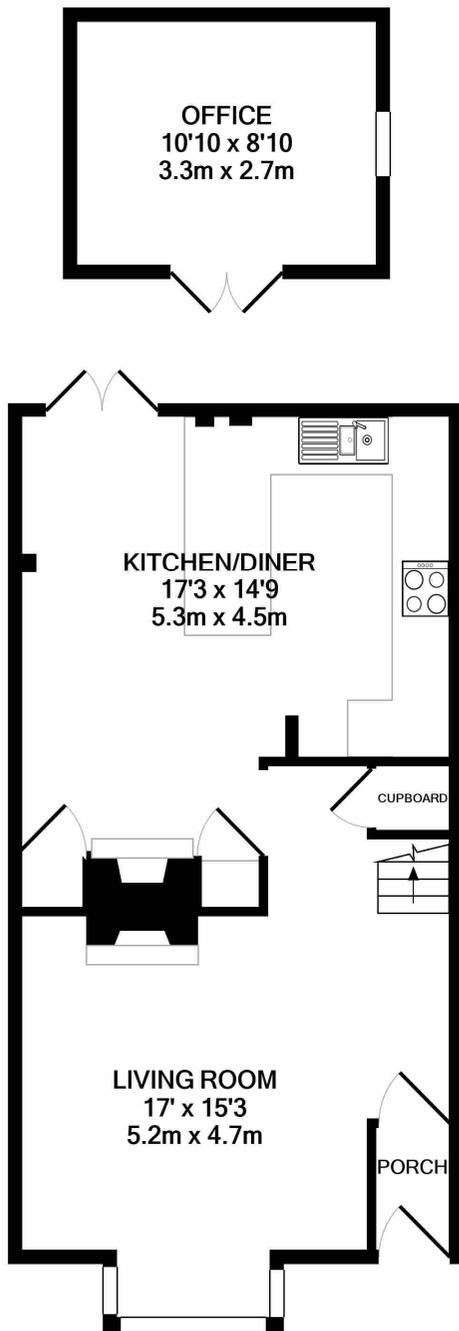
**Cookham, Berkshire**

**SL6 9EH**

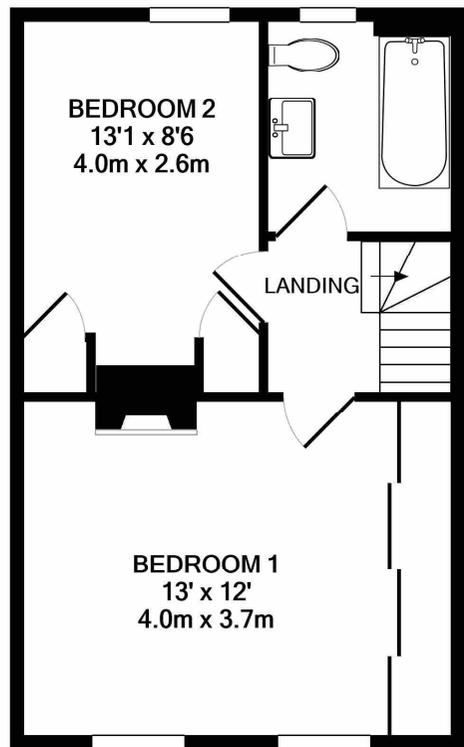
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GROUND FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 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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