

**Cherry Hinton
COOKHAM**





Cherry Hinton COOKHAM SL6 9HF

A four bedroom semi-detached spacious family home, 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.

**ENTRANCE HALL : KITCHEN
LARGE SITTING ROOM/DINING ROOM
INNER LOBBY INCLUDING : CLOAKROOM
MASTER BEDROOM : ENSUITE : FAMILY BATHROOM : THREE FURTHER BEDROOMS
GARDEN : DRIVEWAY PARKING
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING
EPC: C Rating**

GUIDE PRICE: £625,000 FREEHOLD



PIKE SMITH & KEMP
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CHERRY HINTON, COOKHAM, BERKSHIRE SL6 9HF

This property is approached via a shingle driveway to part glazed front door:

ENTRANCE HALL: With wooden flooring and stairs to first floor.

KITCHEN: A Shaker style range of wood eye level, and base kitchen units with work surface over, tiled splash backs and inset sink with mixer tap. Space for fridge and washing machine, and oven with gas hob and extractor over, window to garden, and velux window in vaulted ceiling, French Doors open out to a patio area .

SITTING ROOM/DINING ROOM: Bay window to front, fireplace alcove with hearth housing wood burning stove, wooden flooring, floor to ceiling windows looking out over the garden.

INNER HALLWAY: Spacious lobby style area, with shelving and large storage area, tiled flooring.

CLOAKROOM: with low level W.C, pedestal wash hand basin, tiled splashbacks

FIRST FLOOR

LANDING: loft hatch

MASTER BEDROOM: front aspect double bedroom with **EN-SUITE:** large shower enclosure, tiled floor, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, window

BEDROOM TWO: large double bedroom, with windows to front

BEDROOM THREE: double bedroom with view over the garden

BEDROOM FOUR: front aspect, presently used as a home office.

FAMILY BATHROOM: tile enclosed bath, large shower cubicle, low level WC, pedestal wash hand basin, tiled floor and splashbacks, window, heated towel rail

OUTSIDE

REAR GARDEN: Mainly laid to lawn enclosed with panel fencing, a convenient patio area adjacent to the house, and Summer House to the rear.

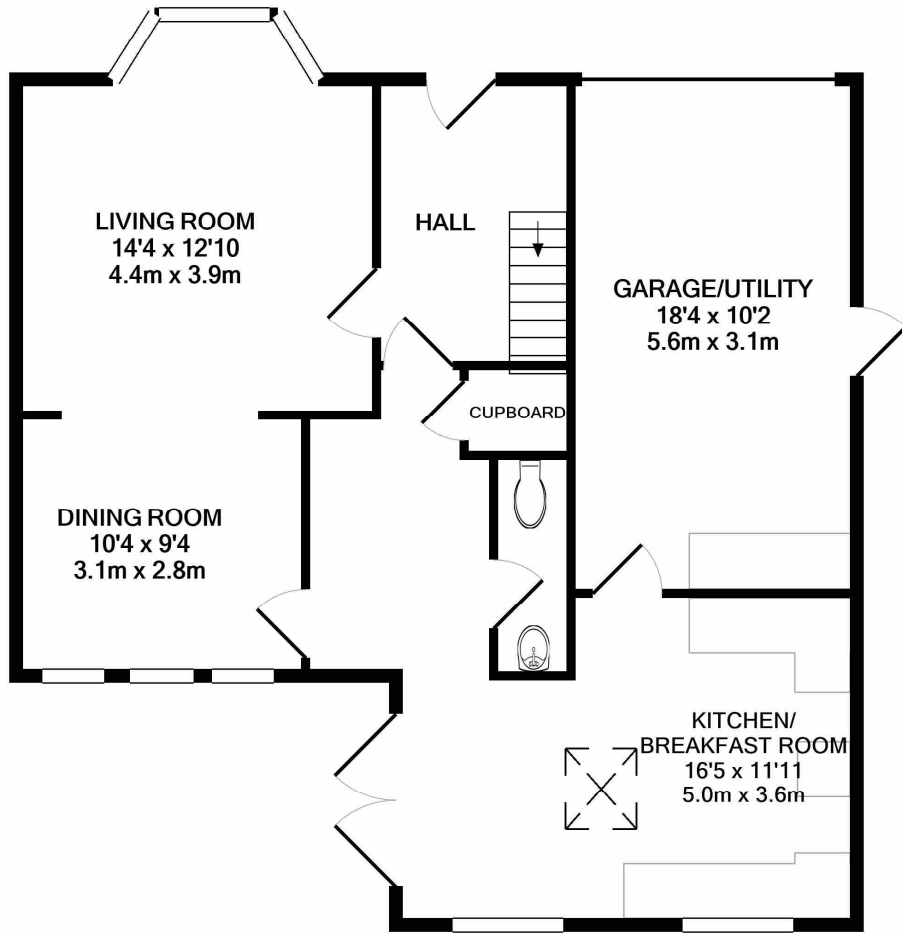
FRONT GARDEN: Low wall enclosed front garden with lawn area and driveway parking to front of **INTEGRAL GARAGE.**

Directions: The property is opposite the Cookham office.

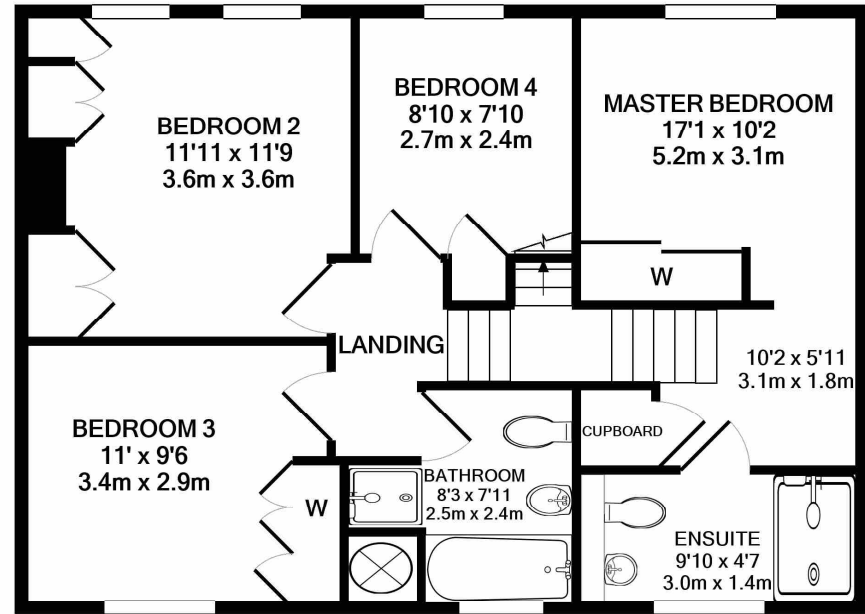
Viewing Highly Recommended;

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GROUND FLOOR
APPROX. FLOOR
AREA 797 SQ.FT.
(74.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1429 SQ.FT. (132.8 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.