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**PIKE  
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KEMP** ■  
ESTATE AGENTS ■



**MAGNOLIA  
COOKHAM RISE**



## **‘MAGNOLIA’ WORSTER ROAD COOKHAM, SL6 9JG**

A detached five bedroom stylish & contemporary family home benefitting from a recently refurbished bespoke kitchen, a garage, three reception rooms and a beautifully presented private garden. This property is in a very desirable location on quiet private road, next to the Alfred Major park, just a short walk from 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.

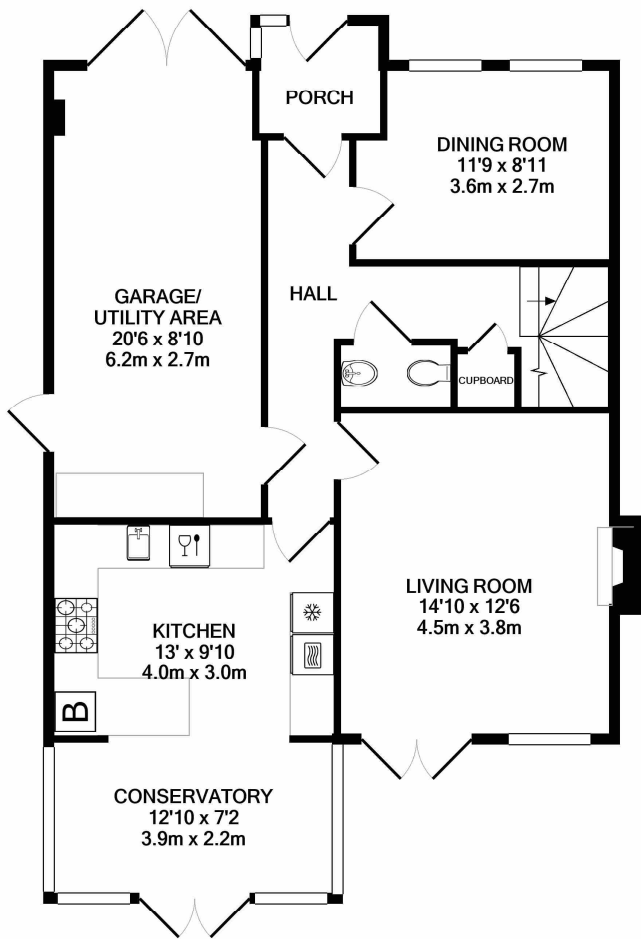
**PORCH : CONTEMPORARY KITCHEN (FITTED 2019)  
: CONSERVATORY / BREAKFAST ROOM :  
SITTING ROOM : DINING ROOM : STUDY  
FIVE BEDROOMS : THREE BATHROOMS:  
GARAGE / UTILITY ROOM:  
DRIVEWAY PARKING FOR SEVERAL VEHICLES  
QUIET PRIVATE ROAD  
PRIVATE REAR GARDEN  
EPC: C Rating**

**PRICE: £960,000 FREEHOLD**

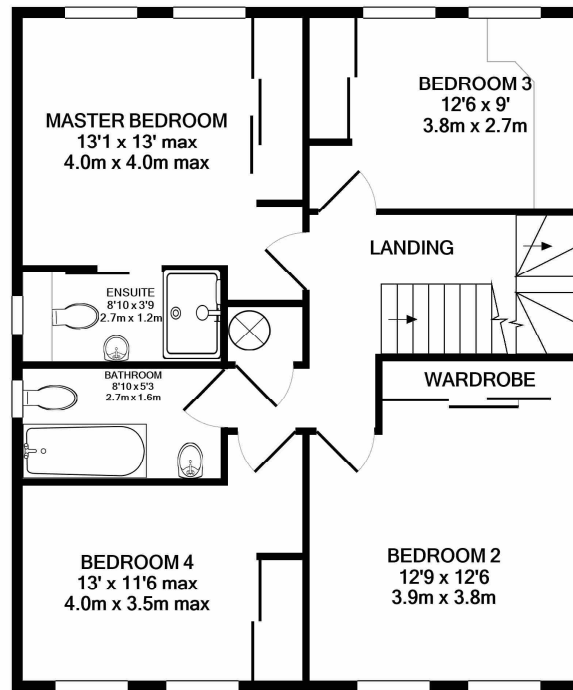


**PIKE SMITH & KEMP**  
Thistle Cottage, Lower Road  
Cookham, Berkshire  
SL6 9EH

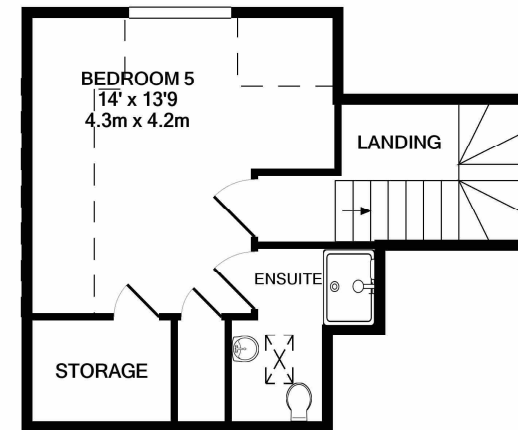
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GROUND FLOOR  
APPROX. FLOOR  
AREA 880 SQ.FT.  
(81.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 772 SQ.FT.  
(71.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 321 SQ.FT.  
(29.8 SQ.M.)



**TOTAL APPROX. FLOOR AREA 1973 SQ.FT. (183.3 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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## GROUND FLOOR

**Entrance Hall / Porch :** Space for coat rack. Under stairs storage.

**Cloakroom** with tiled flooring & walls, WC & wash basin.

**Lounge:** Well proportioned room with feature fireplace fitted with gas fire (there is a chimney, so the possibility to install a log burner/open fire exists). French doors onto rear aspect.

**Dining Room:** Front aspect double glazed windows, wooden flooring.

**Bespoke 'Schuller' Kitchen:** Refurbished in 2019, A range of base & eye level cupboards & units, oven, conduction hob with extractor fan above, built in fridge freezer, front aspect double glazed windows, space for dishwasher. Tiled flooring. Leads to...

**Conservatory / Breakfast Room:** French doors leading to rear garden, double glazed rear aspect windows. Tiled flooring.

**Integral Garage:** Utility room space to the rear, with cupboards, sink, space for fridge/freezer, washer and dryer. Side and front access doors.

## FIRST FLOOR

**Landing:** Airing cupboard. Stairs leading to 2nd floor.

**Master Bedroom** with range of built-in wardrobes, lovely views over Parkland at the front. **En Suite Shower Room**

**Bedroom 2** with range of built-in wardrobes to one wall.

**Bedroom 3** with built-in double wardrobe. View over park.

**Bedroom 4** with built-in double wardrobe.

**Family Bathroom:** Tiled floor & walls, heated towel rail, WC, wash basin, bath and side aspect double glazed windows.

## SECOND FLOOR

**Bedroom 5** with two large storage cupboards, views over park.

**En-suite Shower Room**

## OUTSIDE SPACE

**Front Garden:** Grass lawn area with hedge boarders, pathway to front door, side access leading to the rear garden, driveway with space for multiple cars.

**Bespoke Landscaped Rear Garden:** Large terrace and astro turf lawn. West facing.

Directions: From our office, along Lower Road towards Cookham Dean, take the first left up New Road and then take a left onto High Road, then right onto Worster Road, the property can be found on the right.

Immaculately presented throughout.  
Viewing Highly Recommended;

**PIKE SMITH & KEMP**

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