

7 South View Cottages COOKHAM

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7 South View Cottages COOKHAM SL6 9JW

An exceptional two bedroom Victorian terrace cottage, with large landscaped garden. The beautifully presented property is located within a short walk of all the local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2022), 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.

**SITTING ROOM : OPEN PLAN KITCHEN/DINING ROOM
TWO BEDROOMS : FIRST FLOOR BATHROOM
GOOD SIZED REAR GARDEN
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING
AMPLE STORAGE THROUGHOUT
EPC : D rating**

GUIDE PRICE: £625,000 FREEHOLD



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7 South View Cottages, Cookham, SL6 9JW

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

HALLWAY: With stairs to first floor.

SITTING ROOM: Wooden flooring, wood burning stove, bay window to front, with built in display shelves.

KITCHEN/DINING ROOM: An undoubted feature of the property providing light and spacious accommodation, with space for large table and chairs. There is also a kitchen island with space for seating and with large drawers, there are base level cupboards with quartz worksurfaces over, space for large fridge/freezer, large utility/pantry cupboard with space and plumbing for washing machine and tumble drier. Space for range style oven, with extractor over. Inset sink with tiled splash-back, integrated dishwasher, engineered oak flooring, bifold doors to garden.

First Floor

LANDING: Loft hatch

MASTER BEDROOM: Front aspect with substantial built in wardrobe space.

BEDROOM TWO: Double room overlooking the rear garden

BATHROOM: Tiled walls and stylish patterned floor tiles, white suite comprising of panel enclosed bath with shower over and shower screen, pedestal, tall cupboard and rear aspect window

OUTSIDE

GOOD SIZED LANDSCAPED REAR GARDEN: Including an area of lawn with shingle path, with wide borders of mature shrubs and plants a decking terrace area adjacent to the kitchen and to the rear of the garden is a garden shed and a patio area perfect for table and chairs. The perimeter fencing and hedge provides a secluded and sheltered garden, a very convenient rear gate with shared driveway behind provides access for deliveries and bin collection.

FRONT GARDEN: An area of small shrubs with a short pathway leading to the front door.

DIRECTIONS: From our office turn right and proceed towards Cookham Dean, take the first turning on the left up New Road 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

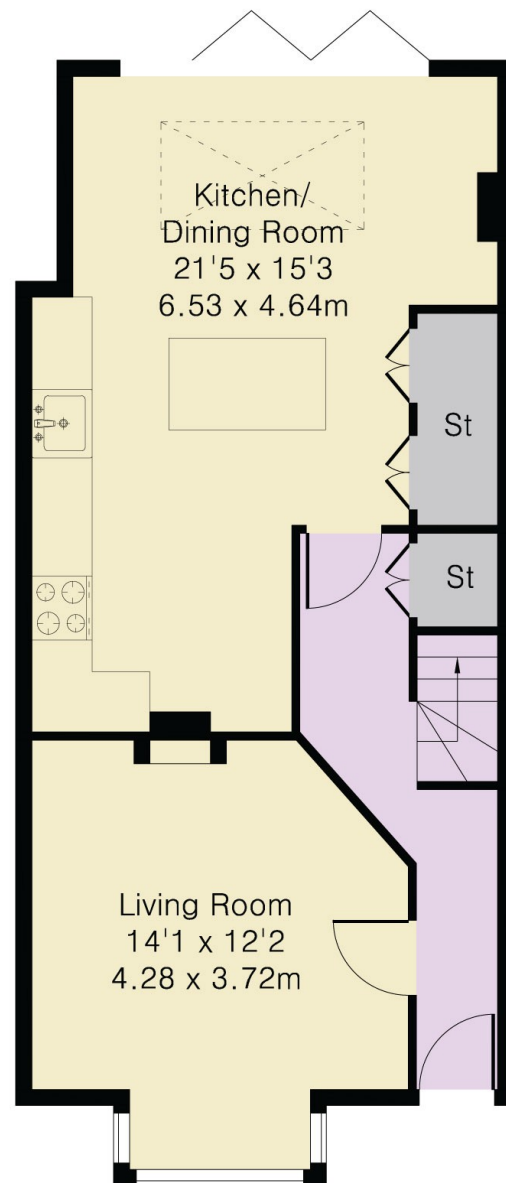
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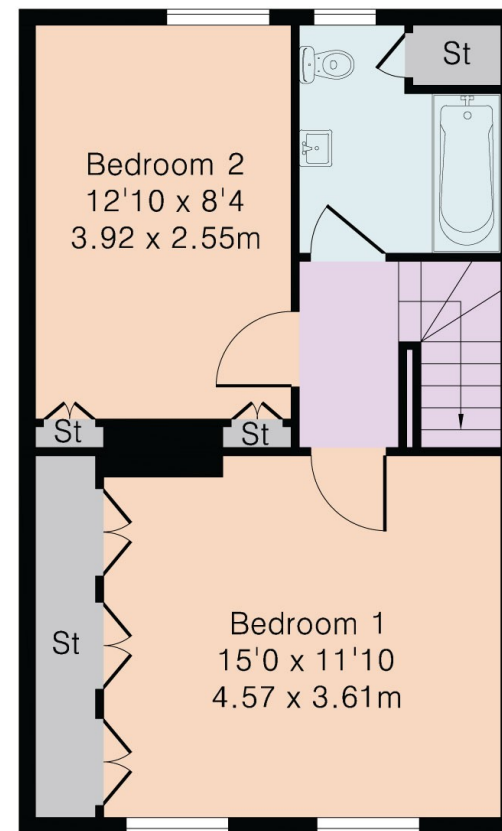
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Approximate Gross Internal Area 904 sq ft – 84 sq m
Ground Floor Area 510 sq ft – 47 sq m
First Floor Area 394 sq ft – 37 sq m



Ground Floor



First Floor







