

**20 Whyteladyes Lane  
COOKHAM**



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**20 Whyteladies Lane  
Cookham SL6 9LP**

A three bedroom family home, with spacious accommodation, and a large garden. The property would benefit from some modernisation and is located in close proximity to the local amenities including the branch line station, serving Paddington & Central/East London via Crossrail (2022), which is a short walk across the park, as are local shops and cafes. There are excellent local schools, village churches, a medical centre and library close by, and the M4 and M40 are easily accessible with links to the M25 and London Heathrow.

**THREE DOUBLE BEDROOMS  
FAMILY BATHROOM  
FITTED KITCHEN : UTILITY : CLOAKROOM : PORCH  
SPACIOUS LIVING ROOM : DINING ROOM  
GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING  
LARGE GARDEN WITH GARDEN STORE  
OFF STREET PARKING FOR SEVERAL VEHICLES  
NO ONWARD CHAIN  
EPC RATING: D**

**Price: £525,000 Freehold**



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

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## 20 Whyteladyes Lane, Cookham, SL6 9LP

The property is situated on a corner plot and is set back from the road. There is a large paved area providing space for private off street parking for several vehicles, adjacent to a rockery garden to the front of the property with specimen trees and steps to the front door.

The PORCH WAY, leads into the DINING ROOM with wooden floor and window to front and integral storage cupboard.

The fitted KITCHEN benefits from a window overlooking the garden and has space for oven with extractor over, sink and drainer and a selection of base and eye level units, space for dishwasher and fridge, and a large built in cupboard, tiled walls and glazed door to UTILITY ROOM with space for freezer and space and plumbing for washing machine and dryer, cupboards and the boiler. Door to rear garden.

The CLOAKROOM has a low level WC and wash hand basin with window to the rear garden.

### FIRST FLOOR

The landing has a loft hatch and large airing cupboard with hot water tank.

There is a FAMILY BATHROOM comprising of panel enclosed bath, a separate shower cubicle, a wash hand basin, with low level WC, and heated towel rail.

BEDROOM ONE is rear aspect and the FURTHER TWO BEDROOMS are front aspect, Bedroom two has a large integral cupboard

### REAR GARDEN

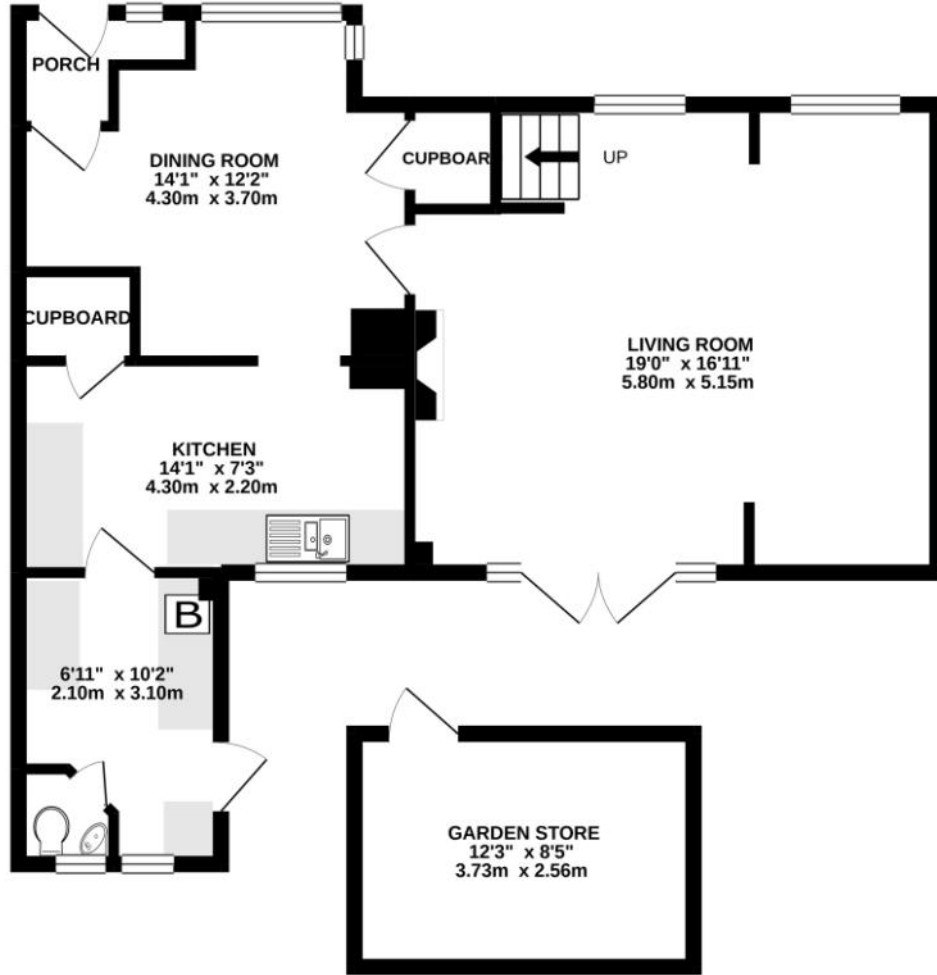
There is a large, panel enclosed, garden, with shrubbery, a garden store, gazebo, and pond, the garden is currently paved but could be reverted to a lawn area.

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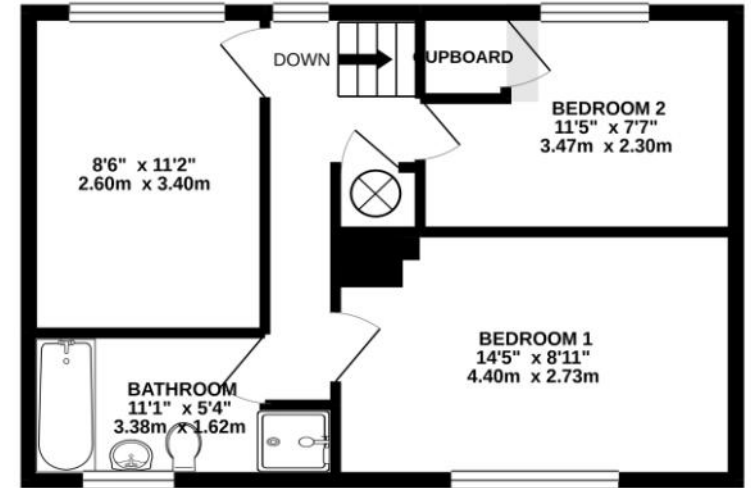
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**GROUND FLOOR**  
767 sq.ft. (71.3 sq.m.) approx.



**1ST FLOOR**  
426 sq.ft. (39.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1193 sq.ft. (110.9 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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