

**1a WAKELINS END
COOKHAM**



AUCTIONEERS
PIKE & SMITH
KEMP
SURVEYORS VALUERS
ESTATE AGENTS



AUCTIONEERS
**PIKE
&
SMITH
KEMP**
SURVEYORS
ESTATE AGENTS



1a WAKELINS END, COOKHAM, SL6 9TQ

This contemporary three-bedroom detached home is ideally located and boasts a garage with driveway parking. The sitting/dining room is perfect for family gatherings and meals, while the kitchen, featuring a door leading directly into the garden, provides easy access to outdoor space. The ground floor also includes a convenient downstairs cloakroom. Upstairs, you'll find three bedrooms, two of which are double in size, as well as a family bathroom. The property benefits from a enclosed gardens, offering a space for relaxation or outdoor activities.

Situated in Cookham Rise, within a short walk of local amenities, including the highly regarded Cookham Rise Primary School. Cookham Train Station offers a branch line service to Maidenhead, providing easy access to Paddington and Central/East London via the Elizabeth Line. The area boasts a selection of shops, cafes, and restaurants, offering a variety of dining and leisure options. The River Thames and countryside walks. Heathrow Airport, as well as major routes like the M40, M4, and M25, are easily accessible.

NO ONWARD CHAIN

THREE BEDROOM DETACHED FAMILY HOME

GARAGE & DRIVEWAY PARKING

VILLAGE LOCATION WITH LOCAL AMENITIES

POTENTIAL TO EXTEND (STPP)

GREAT FOR COMMUTING TO LONDON

EPC : E COUNCIL TAX BAND: F

OFFERS IN EXCESS OF : [£725,000](#) FREEHOLD



■ AUCTIONEERS ■
P I K E
S M I T H
K E M P
■ SURVEYORS ■
ESTATE AGENTS ■



Approximate Floor Area = 89.3 sq m / 961 sq ft
 Outbuilding = 15.9 sq m / 171 sq ft
 Total = 105.2 sq m / 1132 sq ft



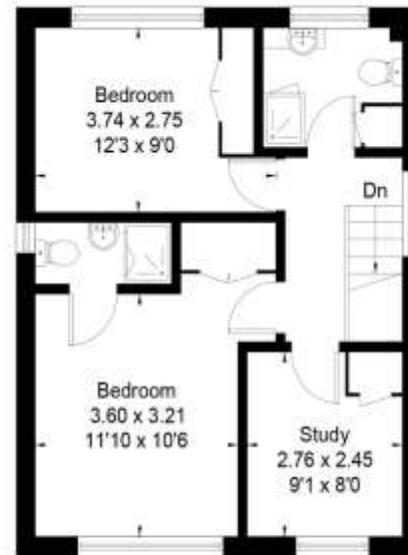
 = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86422



AUCTIONEERS
PIKE
&
SMITH
KEMP
ESTATE AGENTS
SURVEYORS
SHEFFIELD





AUCTIONEERS
SURVEYORS
PIKE
&
SMITH
KEMP
ESTATE AGENTS



FOR SALE
PIKE
&
SMITH
KEMP
www.pike-smith-kemp.co.uk
01223 532010

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT

PIKE SMITH & KEMP
Lower Road, Cookham
Berkshire, SL6 9EH
Carina Clark
carina.clark@pikesmithkemp.co.uk
cookham@pikesmithkemp.co.uk

01628 532010
www.pskweb.co.uk

