

2 ORCHARD GARDENS COOKHAM





2, ORCHARD GARDENS, SUTTON ROAD, COOKHAM SL6 9QP

Four bedroom detached property providing spacious accommodation in excess of 2,200sqFT throughout with potential for further extension and modernisation. Located within a short walk of all the local amenities including the branch line station serving Paddington & Central/ East London via Crossrail (2021), and within catchment of highly regarded Holy Trinity 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. Lovely riverside walks can also be enjoyed in the village.

**LIVING ROOM : DINING ROOM
KITCHEN : UTILITY ROOM
LARGE CONSERVATORY
MASTER BEDROOM
THREE FURTHER DOUBLE BEDROOMS
BATHROOM : SEPARATE SHOWER ROOM
DOUBLE GARAGE
DOUBLE GLAZED WINDOWS THROUGHOUT
GAS CENTRAL HEATING
PRIVATE REAR GARDEN
DRIVEWAY PARKING FOR FOUR CARS
EPC : E
COUNCIL TAX BAND : F**

GUIDE PRICE: £1,250,000 FREEHOLD

DIRECTIONS: From our office proceed towards Cookham High St, at the mini roundabout continue straight onto the Pound and to the top of the High St. Turn right on Sutton Road and 2 Orchard Gardens will be on your left.

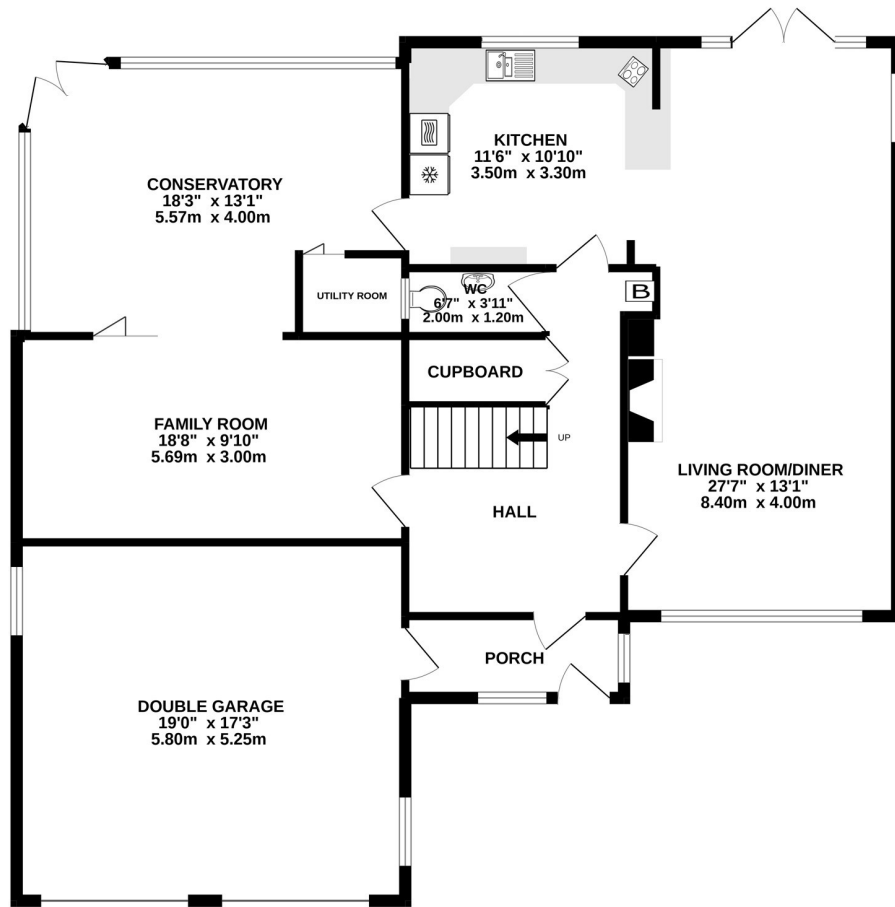


PIKE SMITH & KEMP
Lower Road, Cookham
Berkshire, SL6 9EH

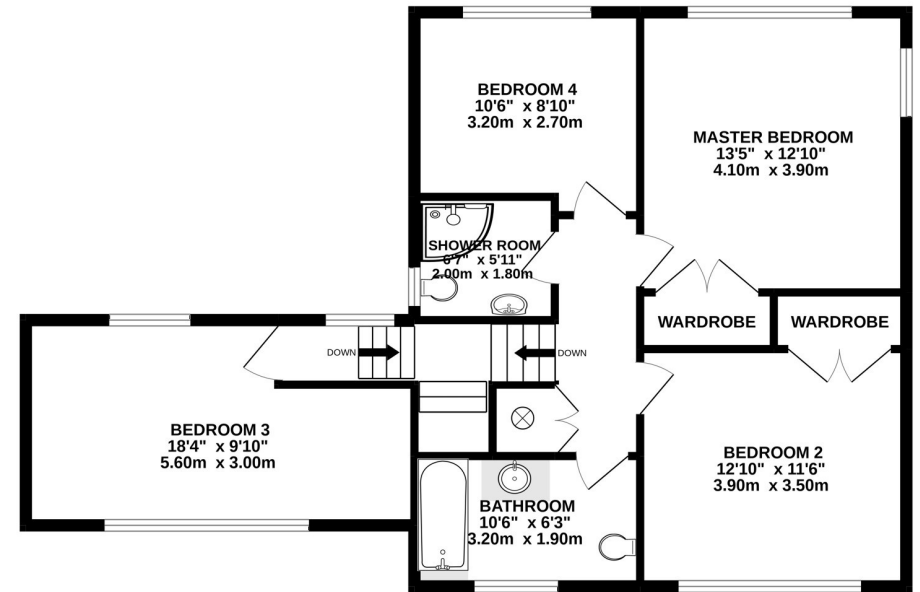
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GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



1ST FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 2259 sq.ft. (209.8 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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