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[www.pskweb.co.uk](http://www.pskweb.co.uk)

## 8 BROOM HILL, COOKHAM



**GUIDE PRICE: £300,000 LEASEHOLD**

**Zoopa**

**rightmove.co.uk**  
The UK's number one property website

**nTheMarket**

*Note: These sales particulars are produced in good faith, having been prepared only as a general guide. PSK give notice that they do not constitute any part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.*

# 8 BROOM HILL, COOKHAM, BERKSHIRE SL6 9LH

A two bedroom first floor maisonette on the popular Broom Hill development in Cookham. The property has two double bedrooms and benefits from a good sized private rear garden and a garage in separate block, situated within walking distance of all local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2021), 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.

**ENTRANCE HALL: DOUBLE ASPECT SITTING ROOM:  
FITTED KITCHEN: GAS FIRED CENTRAL HEATING  
TWO BEDROOMS: SHOWER ROOM: PRIVATE REAR GARDEN  
GARAGE IN SEPARATE BLOCK  
NO ONWARD CHAIN  
EPC C RATING**

**COVERED ENTRANCE PORCH:** front door to:

**LEASE:** 941 Years

The property is approached over a path leading to steps to the first floor and part glazed front door with porch light, opening to the **ENTRANCE LOBBY** with further steps to the **ENTRANCE HALL** with storage cupboard, window to side.

**GROUND RENT:** £100 Per Annum

Directions: from our office proceed right towards Cookham Dean, take the third road on the left, Whyteladies lane and proceed up the hill, until Broom Hill can be found on the left hand side, within Broom Hill go straight ahead to the T Junction, the property is in front of you.

**FITTED KITCHEN:** Comprising of a good range of base and eye level units, sink with drainage board, oven with extractor over. Window overlooking the rear garden, space and plumbing for washing machine and fridge.

Viewing by appointment with our Cookham office:

**DOUBLE ASPECT SITTING ROOM/DINING ROOM:** large picture window to front

**INNER HALLWAY:** two large storage cupboards with shelving, loft hatch

**BEDROOM ONE :** front aspect, large picture window, integral wardrobe

**BEDROOM TWO:** built in wardrobe, rear aspect

**SHOWER ROOM:** large enclosed walk in shower, WC and wash hand basin with cupboard below, tiled walls and vinyl flooring.

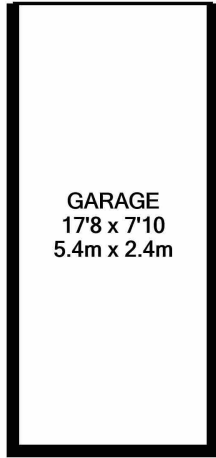
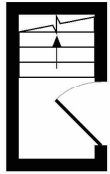
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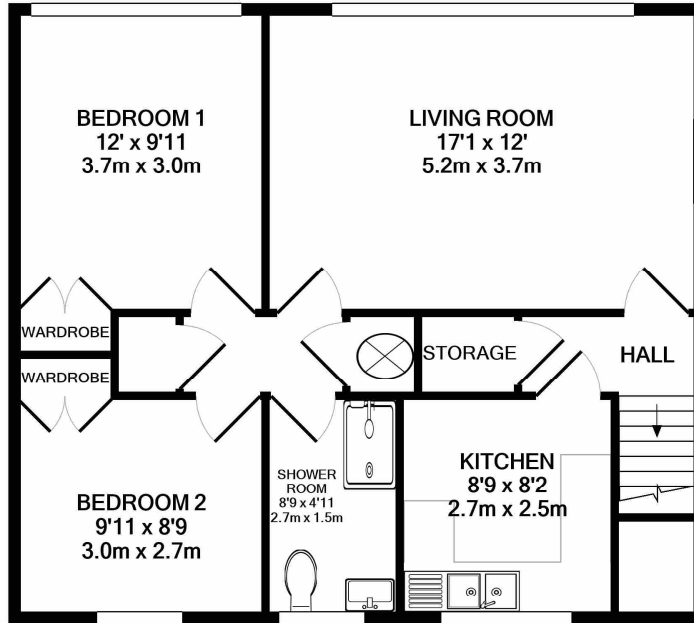
## **OUTSIDE**

The property has the benefit of a good sized private rear garden and a single garage with up and over door in separate block.





ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 160 SQ.FT.  
(14.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 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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