



## **‘RYDAL’, MAIDENHEAD ROAD COOKHAM SL6 9DB**

Superb detached family home, featuring spacious accommodation in a contemporary style to comprise spacious lounge, stunning large open plan kitchen/sitting/dining room, study, utility room, boot room/hobbies room, 4 bedrooms, (comprising master bedroom with dressing area and en-suite shower room and guest bedroom also with en-suite shower), family bathroom. Driveway providing parking for several cars, secured with electronically operated gates. Attractive level West facing garden with patio. Gas fired central heating is featured throughout together with replacement sealed unit double glazed windows. All in all a superb home in a sought after location in the heart of Cookham. Rydal is within level walking distance of Cookham's many amenities including Train Station (serving London Paddington and CrossRail estimated 2022), shops, nursery, schools (within catchment for the highly regarded Holy Trinity Primary School), doctors surgery, dentist and a wealth of bistros, restaurants and gastro pubs. The picturesque Village High Street and River Thames is also a short walk providing lovely rural walks. The M40, M4 and M25 are all within easy reach.

**SPACIOUS ENTRANCE HALL : CLOAKROOM  
BOOT ROOM/HOBBIES ROOM : LOUNGE WITH FIREPLACE  
STUNNING OPEN PLAN KITCHEN/DINING/SITTING ROOM  
FAMILY BATHROOM : UTILITY ROOM : STUDY  
FOUR BEDROOMS (TWO WITH EN-SUITE SHOWER ROOMS),  
GATED DRIVEWAY WITH PARKING FOR MULTIPLE CARS  
ATTRACTIVE WEST FACING GARDEN WITH PATIO**

**PRICE: £1,200,000 FREEHOLD**



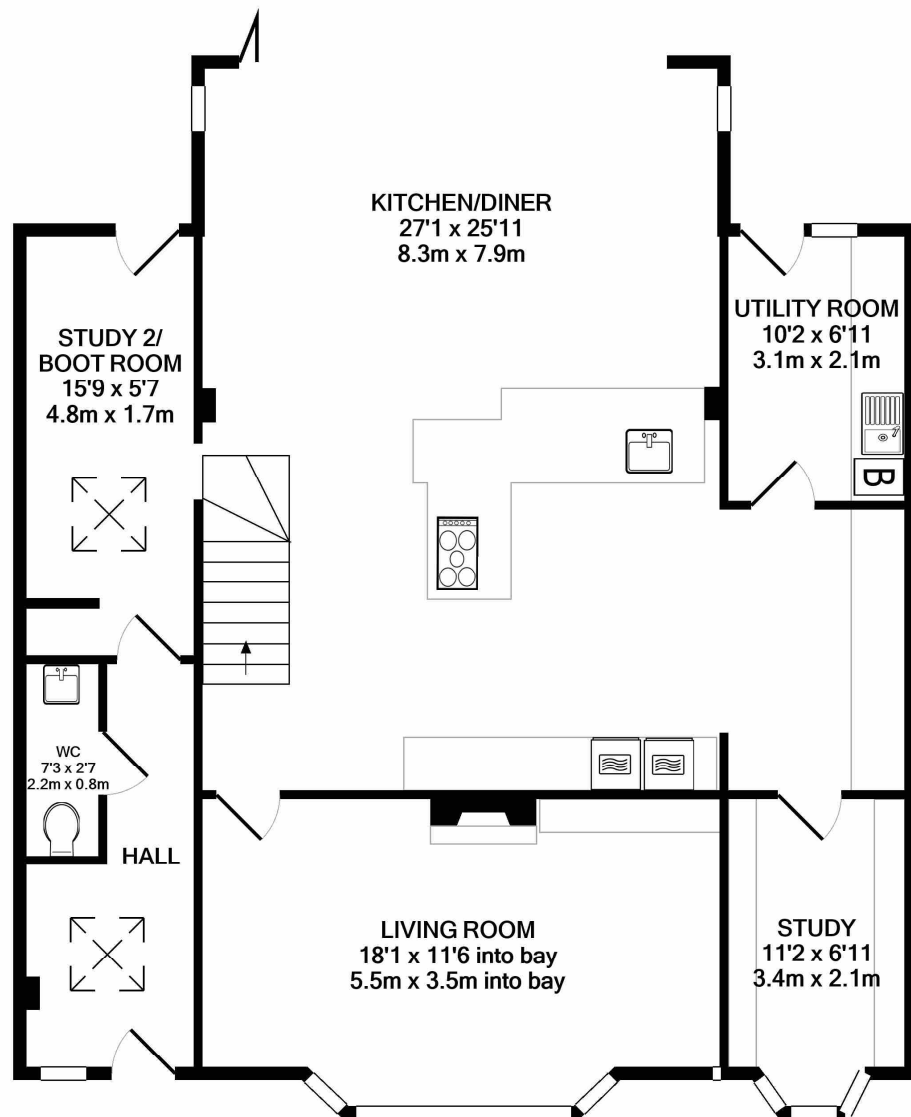
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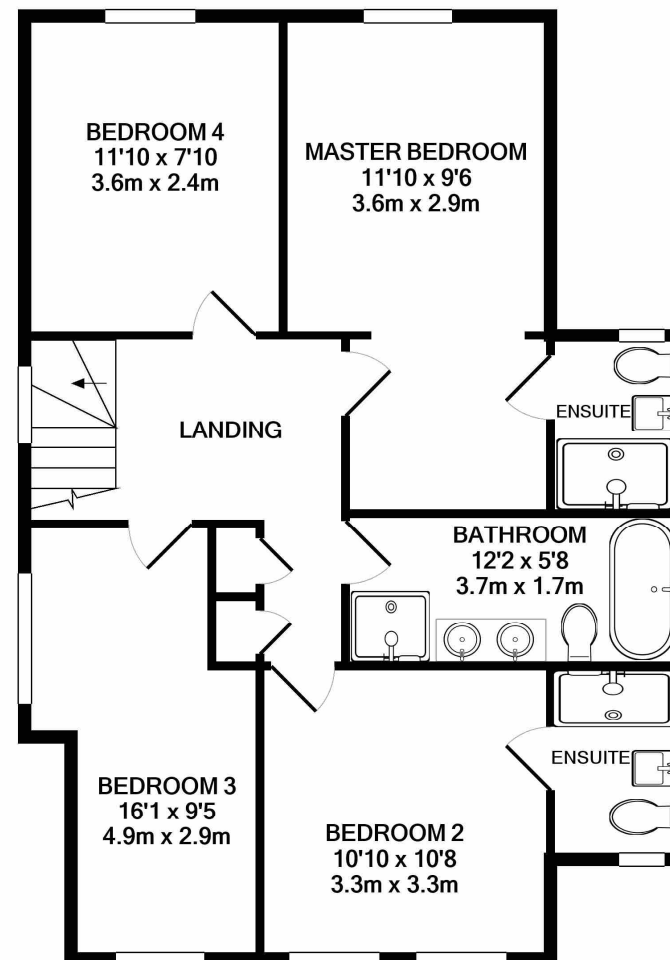








GROUND FLOOR  
APPROX. FLOOR  
AREA 1158 SQ.FT.  
(107.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 754 SQ.FT.  
(70.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1912 SQ.FT. (177.7 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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# **‘RYDAL’, MAIDENHEAD ROAD, COOKHAM, BERKSHIRE SL6 9DB**

**SPACIOUS ENTRANCE HALL** with space for coats, shoes and lightwell providing a light and airy feel.

**CLOAKROOM** with attractive modern suite

**BOOT ROOM/HOBBIES ROOM** with door to rear garden.

**LOUNGE** with feature fireplace and large bay window to front

**STUNNING CONTEMPORARY OPEN PLAN KITCHEN/ SITTING/DINING ROOM** with a range of neutral gloss units, including large induction hob with concealed extractor, built-in double oven, built-in microwave and warming drawer, sink, large breakfast bar, space for American style fridge/freezer, further space for wine fridge and ample storage. Bi-fold doors open the full width of the room onto the patio.

**UTILITY ROOM** with sink, space & plumbing for washing machine and space for tumble dryer, range of built-in cupboards, Worcester Bosch gas fired boiler responsible for domestic hot water and central heating, door to rear garden.

**STUDY** with range of fitted units, window to front.

**CONTEMPORARY STAIRCASE RISES TO FIRST FLOOR LANDING** with linen cupboard.

**MASTER BEDROOM (1)** with view over rear garden, dressing area with space for wardrobes **EN-SUITE SHOWER ROOM** with modern suite, double shower enclosure with thermostatic power shower.

**GUEST BEDROOM (2)** with **EN-SUITE SHOWER ROOM**

**BEDROOM 3** dual aspect room

**BEDROOM 4** with view over rear garden.

**LARGE FAMILY BATHROOM** with modern suite comprising twin vanity unit, bath and separate shower cubicle.

**DRIVEWAY** with secure electronically operated gates, ample parking for several cars.

**REAR GARDEN** with attractive patio, lawn with well stocked flower and shrub borders, space for shed. West facing.

**DIRECTIONS:** From our Cookham office on Lower Road, turn left and proceed over the rail way line where you will come to a mini roundabout, take a right onto Maidenhead Road and the property will be found after a short distance on the right hand side.

Viewing Highly Recommended.









*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.*



