

10 Payton Gardens COOKHAM



■ AUCTIONEERS ■
SURVEYORS ■ PIKE SMITH & KEMP ■ VALUERS ■
ESTATE AGENTS ■



10 Payton Gardens Cookham SL6 9FF

A stylish four bedroom family home, located in an attractive cul-de-sac setting, enjoying garden views to the rear. The property is situated within a few minutes walk of Cookham's local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2021), and within catchment of the highly regarded Cookham Rise Primary School, library, Medical Centre and local shops. In fact two footpaths ensure that all facilities are accessible on foot within minutes. Both the M4 and M40 are easily accessible with links to the M25 and London Heathrow.

**MASTER BEDROOM : THREE FURTHER BEDROOMS
TWO BATHROOMS & AN EN-SUITE
ENTRANCE HALL : CLOAKROOM : FITTED KITCHEN
EXCEPTIONALLY SPACIOUS LIVING ROOM & DINING AREA
GAS FIRED CENTRAL HEATING & MEGAFLOW PRESSURISED WATER SYSTEM
DOUBLE GLAZING : SOLID OAK VENEER DOORS
GARDEN WITH PATIO AREA : ALLOCATED PARKING FOR TWO VEHICLES
QUIET CUL-DE-SAC LOCATON :
CATCHMENT AREA FOR COOKHAM RISE PRIMARY SCHOOL
SHORT WALK OF VILLAGE AMENTIES**

Price: £730,000 Freehold



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10 Payton Garden, Cookham, SL6 9FF

INTERIOR

This semi-detached property offers high quality specification with a generous amount of living space over three floors.

The Kitchen has cimstone worktops, contemporary kitchen units, 5 ring gas hob and modern integrated appliances.

A light and spacious exceptionally large living room and dining area with French doors opening onto the garden.

On the first floor there is a family bathroom with high-quality Villeroy and Boch fittings.

The Master Bedroom with views over the rear garden and en-suite, plus the second bedroom, are located on the first floor.

Two further bedrooms, and a further bathroom are located on the third floor.

EXTERIOR

Dusk to dawn motion sensors to external lighting.

Two private allocated parking spaces with Tegula paving.

Natural Indian sandstone to footpaths and patio areas.

Secluded rear garden with panel enclosed fencing and patio area.



No. 10

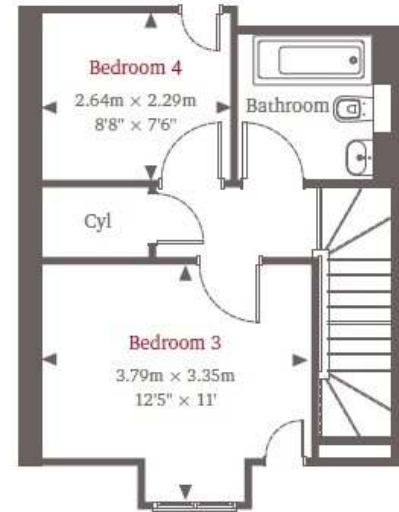
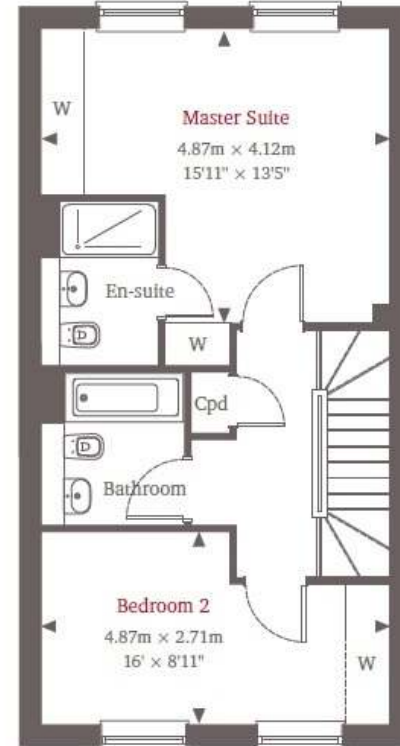


Ground Floor

First Floor

Second Floor

No. 10



TOTAL APPROX FLOOR AREA: 1463.89 SQ. FT (136 SQ. M)

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary slightly. Floorplan scale may vary from other plots. W denotes wardrobe, Cpd denotes cupboard. Please consult sales adviser for more information.





