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ALBION COTTAGES COOKHAM DEAN



GUIDE PRICE: £465,000 FREEHOLD



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.

**2 ALBION COTTAGES,
COOKHAM DEAN SL6 9PE**

A charming two bedroom terraced character cottage, which is presented to a very high specification throughout. The cottage is in an idyllic tucked away location in Cookham Dean with its excellent public houses/restaurants, village church and wonderful rural walks. The property offers two double bedrooms and a lovely south facing garden to the front.

**SITTING ROOM : KITCHEN/BREAKFAST ROOM
SHOWER ROOM : UTILITY/LOBBY
MASTER BEDROOM : BEDROOM TWO
PRETTY SOUTH FACING FRONT GARDEN
GAS CENTRAL HEATING : DOUBLE GLAZED
NO ONWARD CHAIN**

The pretty garden leads to a part glazed front door opening to: level W.C., contemporary tiling.

ENTRANCE PORCH: With ceramic tiled flooring and front door opening to:

UTILITY/LOBBY: *Glo worm* combi boiler, space for washing machine/tumble dryer.

SITTING ROOM: Feature beamed ceiling, open fireplace with timber mantle and tiled hearth, bay window with seating area, wooden flooring.

FIRST FLOOR

MASTER BEDROOM: Built in wardrobes, views to front over village roof tops.

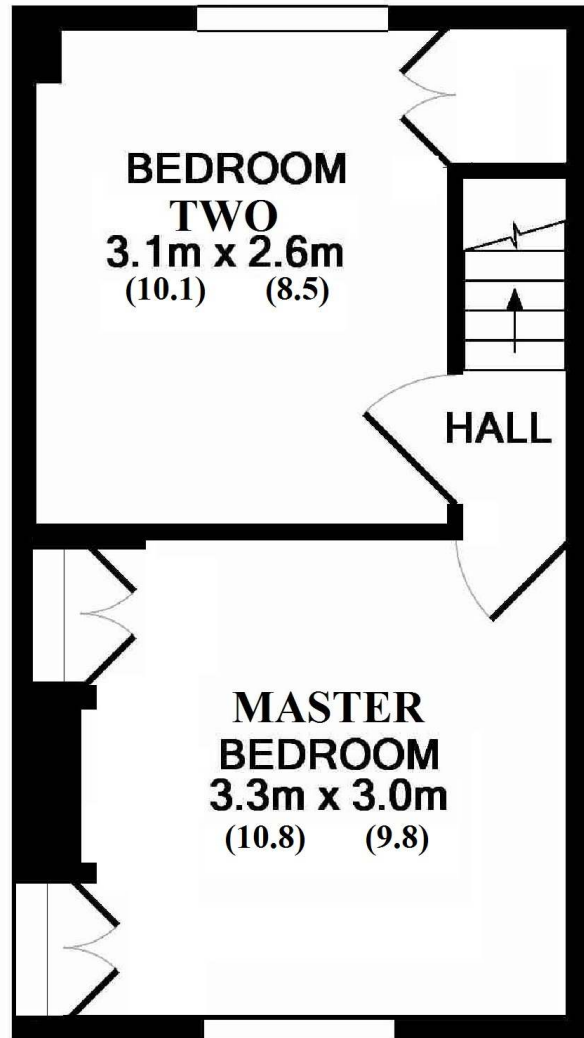
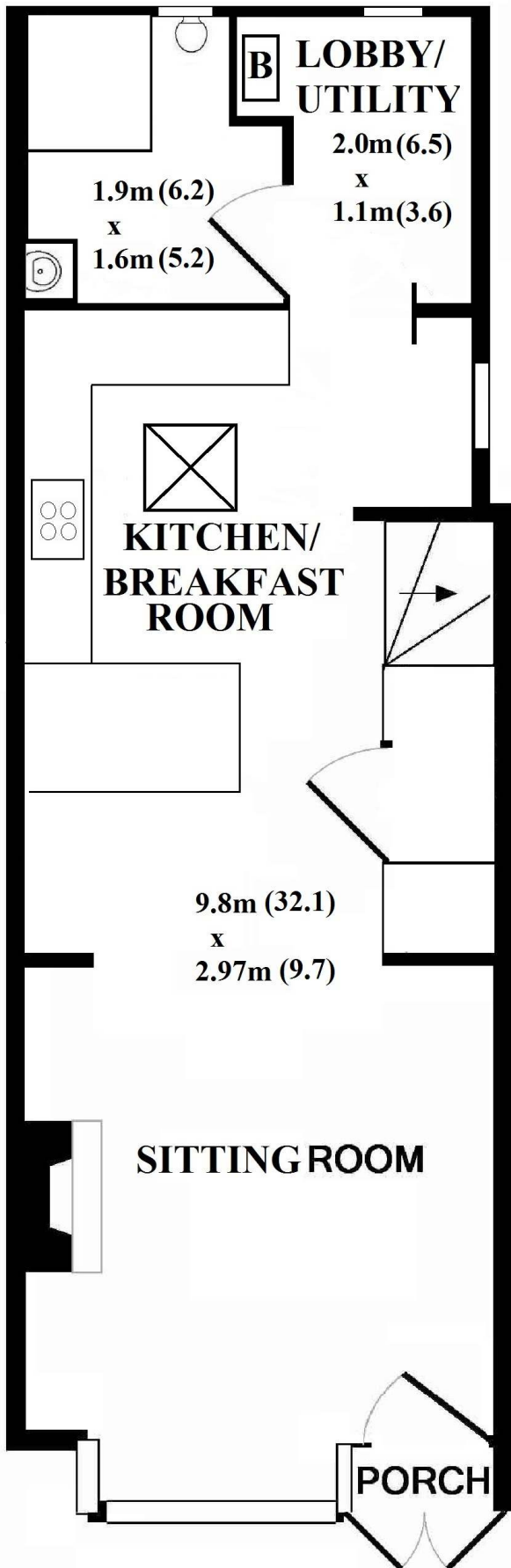
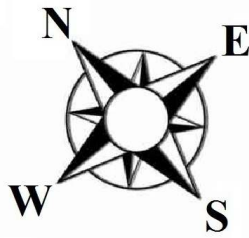
KITCHEN/BREAKFAST ROOM: Comprehensively fitted with a range of contemporary work surfaces and cupboards, electric hob with extractor over, *Smeg* fan assisted oven/grill, 1 ½ bowl stainless steel sink with mixer tap, integrated *Hotpoint* dishwasher, fridge/freezer, under stairs storage cupboard, wooden flooring.

BEDROOM TWO: Built in wardrobe, access to loft space, rear aspect.

OUTSIDE

SHOWER ROOM: Superbly fitted luxury shower room with large shower enclosure with drencher head, diverter head, feature wash hand basin, low

PRETTY SOUTH FACING FRONT GARDEN: The garden is terraced, providing an ideal area for entertaining. The landscaped shrub borders, trellises and garden fences, provide a high level of privacy.



1ST FLOOR
APPROX. FLOOR
AREA 214 SQ.FT.
(19.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			91

