

**22 Coxborrow Close  
COOKHAM**



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



## 22 Coxborrow Close, Cookham, SL6 9HH

A three bedroom semi-detached property situated in a quiet cul-de-sac location, with the potential to extend (subject to planning consents) there is a secluded rear garden and a garage. The property benefits from being located within a short walk of all the local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2022), 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.

**SITTING ROOM/FAMILY ROOM/DINING ROOM  
KITCHEN  
THREE DOUBLE BEDROOMS  
BATHROOM : FRONT AND REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLAZED WINDOWS  
GARAGE : DRIVEWAY PARKING TO FRONT  
EPC : E rating**

**GUIDE PRICE: £575,000 FREEHOLD**



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

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01628 532010  
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## 22 Coxborrow Close, Cookham, SL6 9HH

The property is approached via a front garden and driveway. A part glazed front door opens to:

**ENTRANCE HALLWAY:** Spacious hall, stairs to first floor, under stairs storage cupboard.

**SITTING ROOM:** Bay window to front, gas feature fireplace, double aspect room, which opens into

**FAMILY ROOM:** With archways into

**DINING ROOM:** Patio doors open out into the garden from spacious bright room with space for soft furnishing area and dining table

**KITCHEN:** Ample selection of base and eye level units with wood work surfaces and tiled splashbacks, a stainless steel sink and draining board, large pantry cupboard with plumbing for washing machine and integrated fridge/freezer and dishwasher, double oven and microwave. Four burner gas hob with extractor over, window to side

### FIRST FLOOR

#### FIRST FLOOR LANDING:

**MASTER BEDROOM:** Front aspect, double bedroom

**BEDROOM TWO:** Rear aspect, double bedroom

**BEDROOM THREE:** Front aspect.

**BATHROOM:** Heated towel rail, panel enclosed bath with drencher style shower head over, wash hand basin set into vanity unit, two windows, and cupboards, low level WC and fully tiled walls

There is also additional accommodation in the converted loft space, via a pull down ladder.

### Outside

**REAR GARDEN:** Mainly laid to lawn with raised paved patio area, and borders. The perimeter is panelled fencing with a selection of shrubbery and small trees. A pathway and gate to the side, provides access to the rear garden.

**FRONT GARDEN:** Hedging to perimeter, with lawned area and driveway to house and to **GARAGE:** with up and over door to the front and pedestrian door to the side.

**PARKING:** Driveway and cul-de-sac off street parking

**DIRECTIONS:** From our office turn right and immediate left, and the property is towards the right hand end of the cul-de-sac.

Viewings highly recommended. Please contact:

**PIKE SMITH & KEMP**

**Lower Road**

**Cookham, Berkshire**

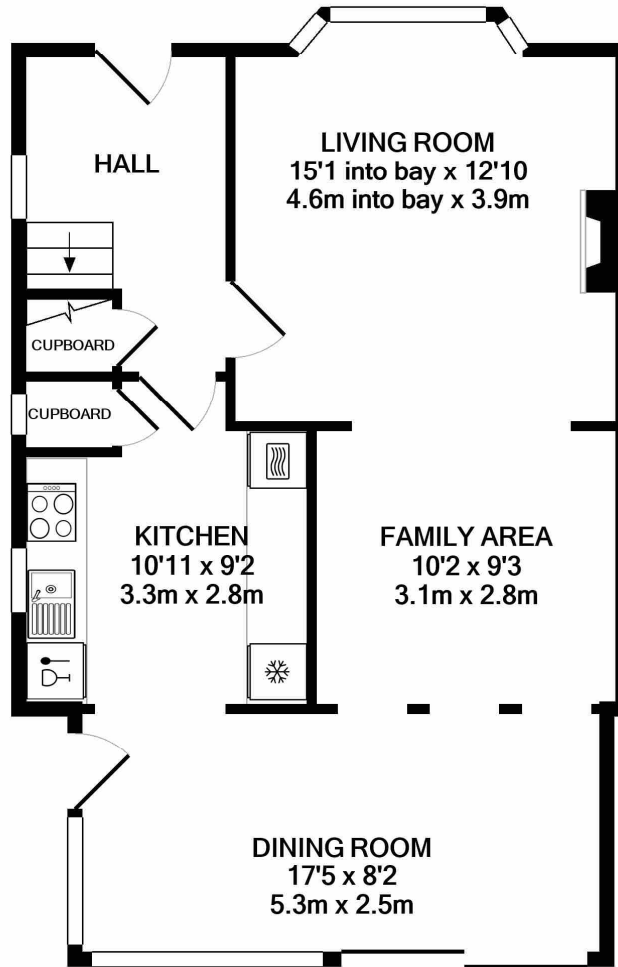
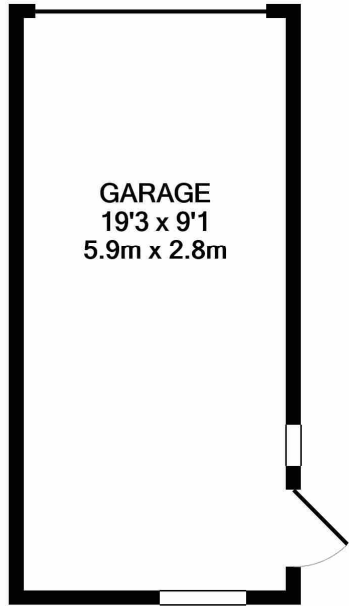
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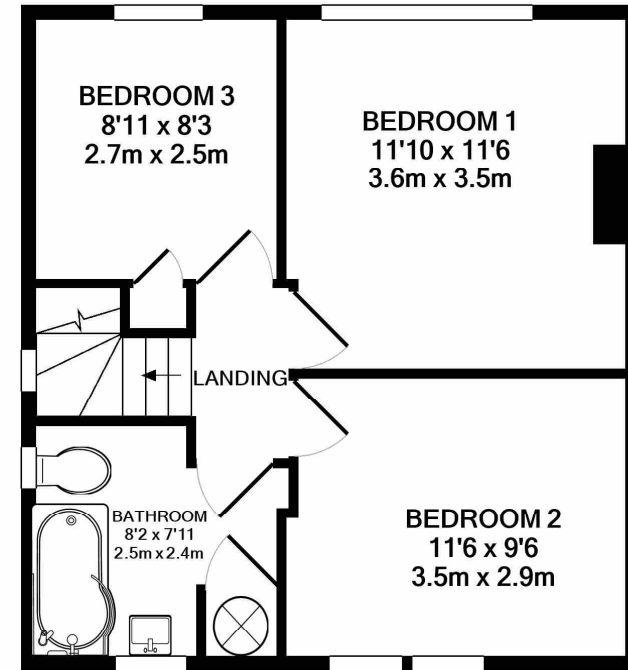
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GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 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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