

Lorelei Cottage COOKHAM



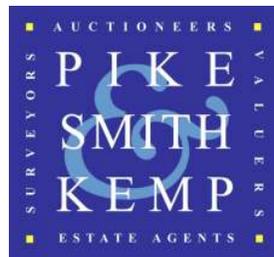
■ AUCTIONEERS ■
■ SURVEYORS ■
**PIKE
SMITH
&
KEMP**
■ ESTATE AGENTS ■

Lorelei Cottage, Graham Road, Cookham, SL6 9JL

A stylish Victorian Cottage with generous room sizes and character features. The property is ideally situated within a 5 minute walk of Cookham's local amenities including the branch line station serving Paddington & Central/East London, and close to Cookham Rise Primary School, library, Medical Centre and local shops. Both the M4 and M40 are easily accessible with links to the M25 and London Heathrow. Potential for loft conversion/extension (STPP), architects designs available on request.

SITTING ROOM WITH FEATURE VICTORIAN FIREPLACE
DINING ROOM : KITCHEN
TWO BEDROOMS
FAMILY BATHROOM
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING
GOOD SIZED REAR GARDEN
HOME OFFICE/SUMMER HOUSE
POTENTIAL TO EXTEND (STPP)
VIEWINGS HIGHLY RECOMMENDED
EPC RATING: E

Price: £549,000 Freehold



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Front Door, with canopy. Opening to, ENTRANCE LOBBY original exposed wooden floor boards throughout

SITTING ROOM: with front aspect, and stunning character feature fireplace with mantel, tiled surround and hearth, TV point and built in book shelf.

DINING ROOM: large understairs cupboard, window to side, alcove for fireplace with tiled hearth

KITCHEN: a substantial sized room well fitted with a range of wooden base and eye level storage units, worktops and tiled splash backs, integral electric oven, with gas hob and charming extractor hood over, sink with 1 and a half inset bowls and mixer tap. Glazed door to rear garden.

UTILITY LOBBY: providing space and plumbing for washing machine, space for freezer with counter over and window overlooking the garden

CLOAK ROOM: practically located with basin and low level WC, and housing the boiler

FIRST FLOOR

LANDING:

BEDROOM ONE: front aspect, built in wardrobe with cupboards above

BEDROOM TWO: built in wardrobe with cupboards over, window overlooking rear garden

OUTSIDE

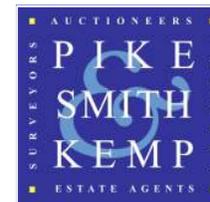
To the front of the property there is a driveway area providing parking, enclosed to one side by a mature hedge. A timber fence with a gate provides access to the...

REAR GARDEN: the majority of the garden is laid to lawn, with mature shrubbery to the perimeter, and a patio area, there is a GARDEN SHED

HOME OFFICE/SUMMER HOUSE with power and plumbing

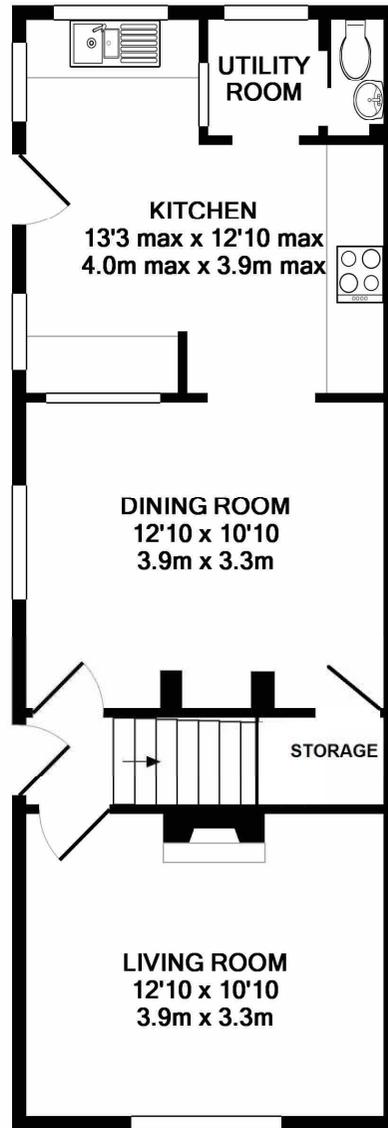
Viewings highly recommended. Please contact:

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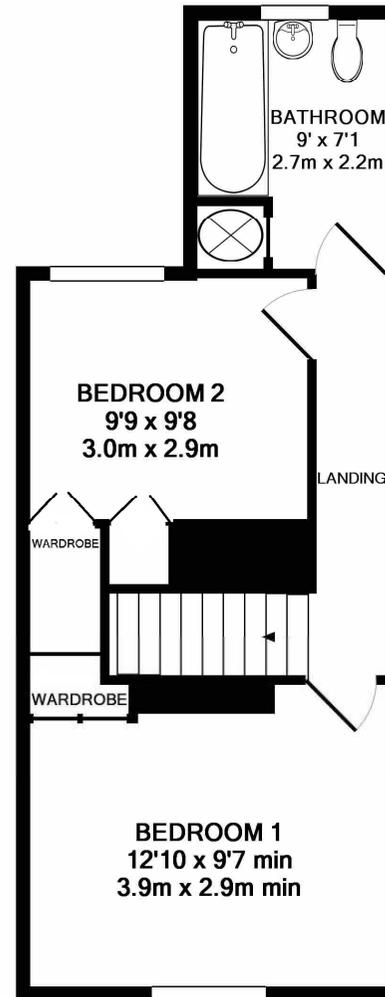


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DIRECTIONS: From our office in Lower Road proceed towards Cookham Dean, take the first left after the pharmacy onto New Road and proceed across the cross roads at the top into Graham Road



GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 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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