



**APRIL COTTAGE
COOKHAM DEAN BOTTOM**

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APRIL COTTAGE, KING'S LANE, COOKHAM DEAN BOTTOM, SL6 9AY

A charming and beautifully presented character 3 bed, 2 bath semi-detached cottage offering surprisingly spacious accommodation, two reception rooms and an extremely well fitted 'Podesta' kitchen / breakfast room. It is located in the picturesque village of Cookham Dean which has an excellent village school and church, plus a selection of public houses and restaurants. Cookham Dean provides superb views and beautiful walks. The branch line at Cookham station is easily accessible as is the Medical Centre and Library, selection of shops and riverside walks. The larger towns of Marlow and Maidenhead are only a short drive away and offer a more comprehensive range of shopping, and leisure facilities, as well as easy access to the M4, M40 and M25 to Heathrow.

**MASTER BEDROOM WITH EN-SUITE BATHROOM
TWO FURTHER DOUBLE BEDROOMS : BEAUTIFULLY RE-FITTED FAMILY BATHROOM
ENTRANCE HALL : RE-FITTED CLOAKROOM
SITTING ROOM WITH FIREPLACE : FAMILY ROOM / DINING ROOM
BEAUTIFULLY RE-FITTED KITCHEN / BREAKFAST ROOM WITH DOORS TO REAR GARDEN
GAS FIRED CENTRAL HEATING : PART DOUBLE GLAZING
OFF STREET PARKING FOR UP TO THREE VEHICLES : PRETTY SOUTH FACING GARDENS
MAINS DRAINAGE
EPC rating: D**

PRICE: £899,000 FREEHOLD



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

cookham@pikesmithkemp.co.uk
01628 532010
www.pskweb.co.uk

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Canopied **ENTRANCE PORCH** with electric light, part glazed door opening to

ENTRANCE HALL: double radiator, coved ceiling, limestone tiled floor, central heating thermostat, stairs rising to first floor.

CLOAKROOM: comprising low level w.c., vanity unit with circular glass wash-hand basin & chrome mixer tap, cupboards under, water softener, wall mounted Ideal gas fired boiler for central heating, coved ceiling, limestone tiled floor.

SITTING ROOM: a very pleasant sunny room with view over the rear garden, double radiator, fireplace with wood burning stove, timber mantle and slate hearth, four wall light points, coved ceiling, TV aerial point, storage cupboard.

FAMILY ROOM / STUDY / DINING ROOM: double radiator, coved ceiling.

SUPERB KITCHEN / BREAKFAST ROOM: re-fitted with 'Podesta' hand painted base & eye level units, granite work surfaces with inset sink & mixer tap, three glass fronted display cabinets, deep pan drawers, integrated refrigerator & integrated freezer, integrated Neff dishwasher, concealed space & plumbing for automatic washing machine & tumble dryer, built-in Neff self cleaning fan assisted oven, built-in Neff microwave, warming drawer, recessed spot lights, coved ceiling, limestone tiled floor, casement doors to rear garden.

FIRST FLOOR

LANDING: with access to loft space, cupboard housing Megaflo hot water system.

MASTER BEDROOM: (rear aspect) double radiator, door to

EN-SUITE BATHROOM: comprising white suite of panel enclosed bath with chrome mixer tap, pedestal wash-hand basin, low level w.c., panelling to dado height, recessed spot lights, extractor, tiled floor.

BEDROOM TWO: (front aspect) double radiator.

BEDROOM THREE: (rear aspect) double radiator, view over rear garden

FAMILY BATHROOM: beautifully re-fitted with clawfoot bath & chrome mixer tap, pedestal wash-hand basin, shaver socket, low level w.c., fully tiled shower enclosure with thermostatic shower, heated towel rail, recessed spot lights, slate tiled floor, extractor.

OUTSIDE

The property provides a gravelled parking area to the front of the property for up to three vehicles, **TIMBER GARDEN SHED**. Outside tap. There is gated access leading to the

REAR GARDEN which has a sunny **SOUTH FACING** aspect, mostly laid to lawn with a paved patio area, raised beds and gated access onto Cookham Dean Bottom.

Local Authority: Royal Borough of Windsor and Maidenhead Telephone 01628 798888.

DIRECTIONS: *From our office in Lower Road proceed towards Cookham Dean, Lower Road then becomes Dean Lane. Continue along Dean Lane where Kings Lane is a turning on your left, and the subject property will be found after a short distance on the left hand side.*

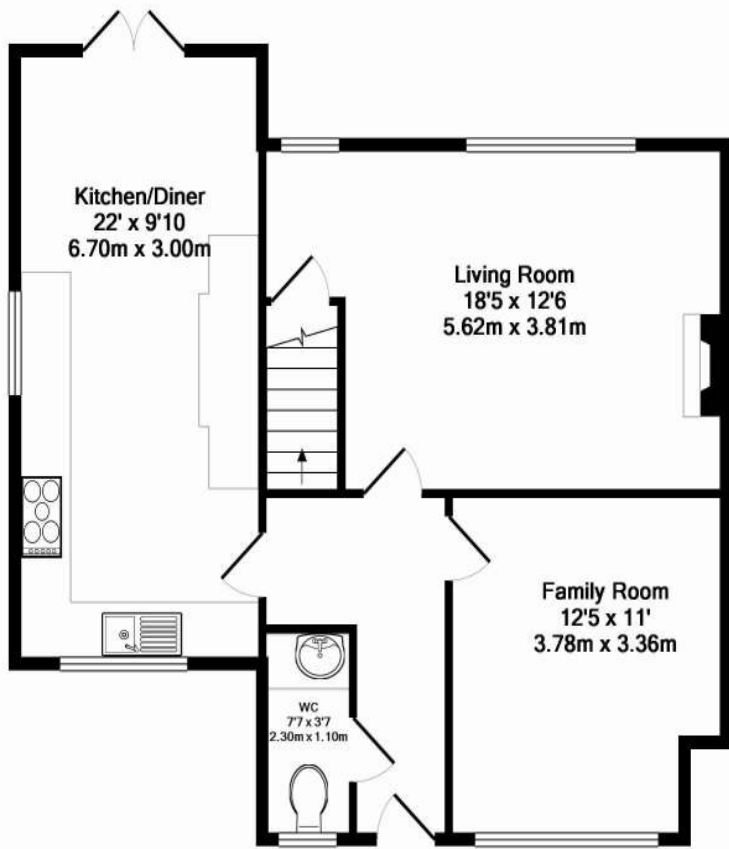
Viewing by appointment with our **Cookham** office:

PIKE SMITH & KEMP

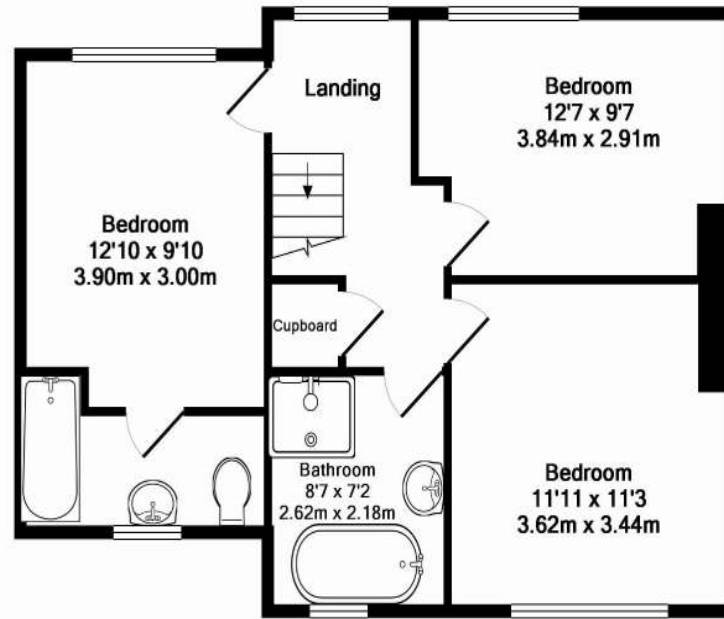
Thistle Cottage, Lower Road, Cookham, Berkshire SL6 9EH

Telephone: 01628 532010

Email: cookham@pikesmithkemp.co.uk



Ground Floor
Approx. Floor
Area 670 Sq.Ft.
(62.2 Sq.M.)



1st Floor





