

4 Riley Cottages COOKHAM



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4 Riley Cottages, High Road COOKHAM SL6 9HS

A charming two bedroom end of terrace period cottage with large garden and benefitting from side access. This property is situated in an extremely convenient location within walking distance of all local amenities including the branch line station serving Paddington & Central/ East London (Elizabeth Line/Crossrail), Primary Schools, 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, river and rural walks are also on the doorstep.

SITTING ROOM : SPACIOUS OPEN PLAN KITCHEN DINER

TWO BEDROOMS : BATHROOM

GAS CENTRAL HEATING

REAR GARDEN WITH PATIO AND LAWN

PARKING AVAILABLE

EPC : D

COUNCIL TAX BAND: D

GUIDE PRICE: £439,950 FREEHOLD



PIKE SMITH & KEMP
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FRONT DOOR OPENING TO: Sitting Room with wood flooring throughout, replacement sash double glazed window, feature fireplace, period style radiator.

KITCHEN/DINER: combination of solid wood flooring and tiled flooring, solid wood worktops, range of modern floor and wall units with central island housing sink and large preparation space. Bosch 5 burner hob, Bosch extractor, Bosch oven with built in microwave ahead, integrated dishwasher, space for washing machine and integrated fridge freezer. Space for dining table and French doors to the garden.

CLOAKROOM: under stairs cloakroom housing low flush WC and corner basin

Stairs leading to:

First Floor

BEDROOM ONE: Double bedroom, overlooking the front with double glazed sash window, radiator and door to bathroom.

BEDROOM TWO: Single bedroom with double glazed sash window overlooking the rear, radiator, loft hatch and door to bathroom

BATHROOM: white suite comprising bath with shower over, WC, built in sink with storage, fully tiled, heated towel rail, and airing cupboard housing boiler.

Outside

REAR GARDEN: West facing sunny aspect garden. Outdoor tap, side access, patio area for table and chairs with attractive curved brick wall with curved steps leading to area of lawn. Ample room for shed or home office.

Parking available by arrangement.

DIRECTIONS: From our office turn left, the property is situated before the railway line on the right hand side.

Viewings highly recommended. Please contact:

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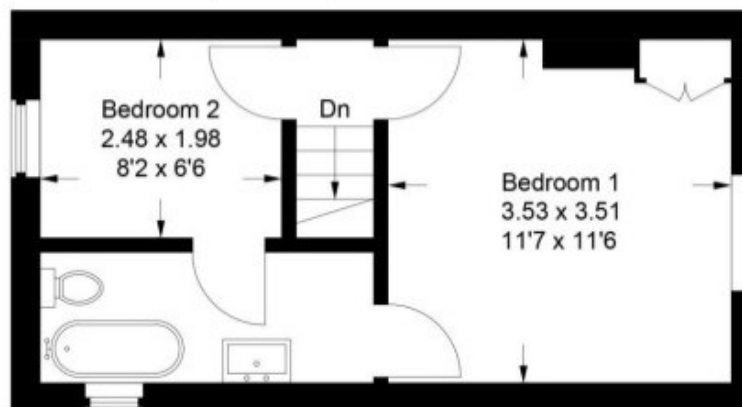
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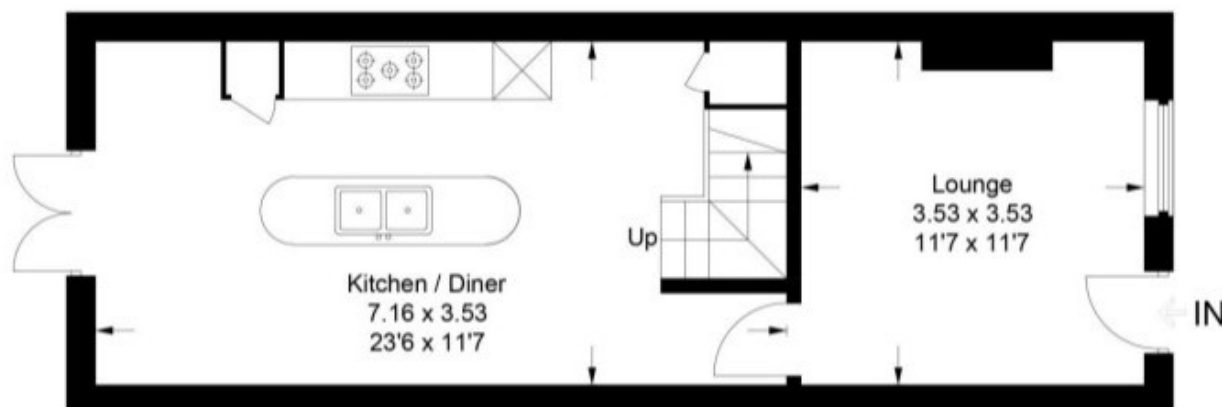
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Approximate Gross Internal Area
 Ground Floor = 38.8 sq m / 418 sq ft
 First Floor = 25.4 sq m / 273 sq ft
 Total = 64.2 sq m / 691 sq ft



First Floor



Ground Floor



