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2 Priory Cottages



Guide Price £400,000 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 Priory Cottages, Lower Road Cookham, Berkshire SL6 9ER

A delightful two bedroom period cottage, well appointed throughout, situated within short walking distance of local amenities and branch line station. The property benefits from off street parking and a good size south facing rear garden. The property is located in the heart of Cookham Rise close to all local amenities including local shops and a variety of restaurants and cafes. The branch line station linking via Maidenhead to London Paddington /Crossrail (2021) is a few minutes walk away.

**TWO BEDROOMS : FIRST FLOOR BATHROOM
SITTING ROOM : DINING ROOM : KITCHEN
GAS FIRED CENTRAL HEATING:
OFF STREET PARKING:
GOOD SIZE SOUTH FACING GARDENS:
NEWLY FITTED WINDOWS AND FRONT DOOR**

Accommodation comprises of:

SITTING ROOM: Features original Cast-iron fireplace with slate hearth. Double radiator under window. Wood laminate flooring.

DINING ROOM: Cast-iron fireplace. Under-stairs storage cupboard. Built in cupboard in recess. Window overlooking garden with radiator under. Oak wood flooring. Raised step to;

KITCHEN: Roll top work surfaces with part-tiled walls & 1 ½ bowl inset sink with mixer tap. Dual oven & microwave. Four burner hob with extractor fan over. Fridge & freezer. Built in dishwasher. Glow Worm combi boiler. Integrated washing machine & space for tumble dryer. Recessed spot lights, Terracotta tiled floor & double aspect views over garden.

LOBBY: Loft access with ladder. Large space with potential for conversion (subject to consent). Velux window

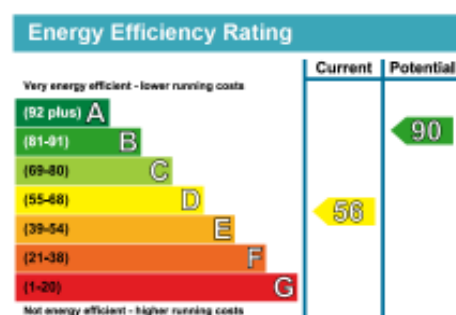
FAMILY BATHROOM: White suite including Aqualisa shower over panel enclosed bath with glass shower screen & extractor fan. Low level W.C. Pedestal wash hand basin with splash back. & recessed spot lights. Airing cupboard with hot water tank. Part tiled walls. Dual heated towel rail. Shaver socket. Vinyl flooring.

MASTER BEDROOM: Cast iron fireplace with slate hearth. Stripped Wooden floor. Double radiator under window overlooking rear garden. Fitted wardrobes.

BEDROOM TWO: Radiator under window. Views to front.

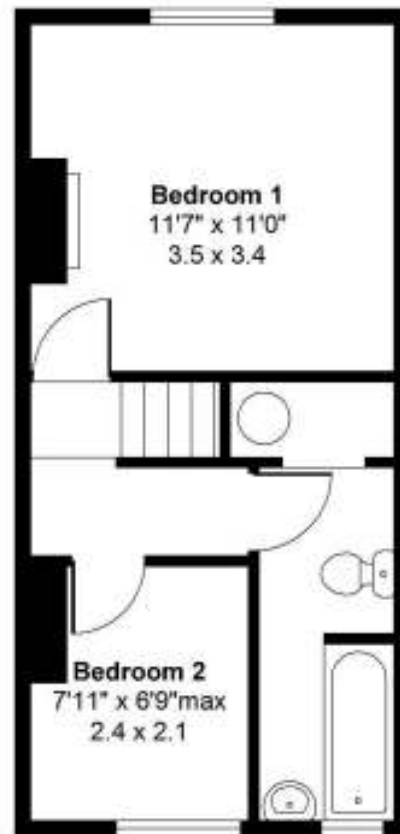
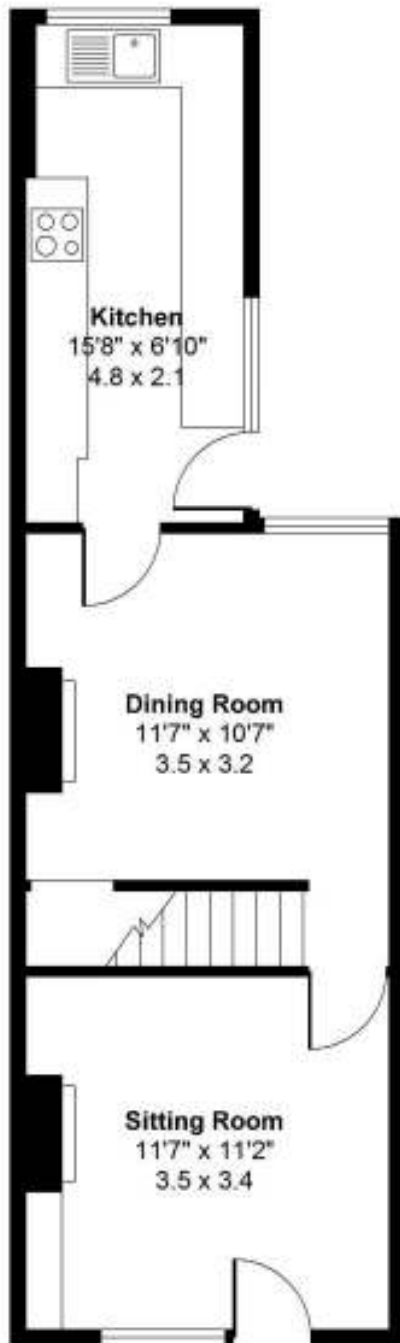
OUTSIDE

To the front there is a gravel driveway with space for one car. Path leading to entrance door. The rear garden is **SOUTH FACING** & features a patio area adjacent to the property with steps leading up to an extensive lawn with hedge borders. Extending to approx.120 ft. Timber garden shed. There is also a gated access at the rear of the property with right of accessing Lower Road.





NOT TO SCALE



Ground Floor
Approx 402 sq ft - 37.31 sq m
(Gross Internal)

First Floor
Approx 289 sq ft - 26.86 sq m
(Gross Internal)

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