

2 Hamfield Cottages COOKHAM



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

2 Hamfield Cottages, Lower Road COOKHAM SL6 9HQ

A beautifully presented three bedroom Victorian terrace cottage. This property benefits from stylish modernisation whilst maintaining original character features and it is located within a short walk of all the local amenities including the branch line station serving Paddington & Central/East London, 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.

**DINING ROOM: SITTING ROOM
CONTEMPORARY KITCHEN / BREAKFAST ROOM
MASTER BEDROOM WITH ENSUITE SHOWER ROOM
TWO FURTHER BEDROOMS : BATHROOM
GAS FIRED CENTRAL HEATING : LOG BURNER
DOUBLE GLAZED WINDOWS THROUGHOUT (FITTED 2017)
SOUTH FACING REAR GARDEN
FRONT GARDEN
PARKING TO FRONT
EPC : TBA**

GUIDE PRICE: £625,000 FREEHOLD



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

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



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DINING ROOM: Exposed brick fireplace surround and shelving each side. Two radiators and double glazed bow window to the front. Stairs rising to the first floor.

SITTING ROOM: Fireplace with brick surround and fitted wood burner, strip wood floors, under stair cupboard, radiator and arch to:

KITCHEN/BREAKFAST ROOM: Stylishly refitted with a range of base and eye level units with Corian Worktop surface (fitted 2021) and inset sink with mixer tap and tiled surround. Built in four ring gas hob with cooker hood above. Further units with breakfast bar, built in oven and microwave and integrated fridge/freezer. Wall mounted concealed Worcester Bosch boiler, part vaulted ceiling and window and double doors to the rear garden.

First Floor

First floor landing: with stairs leading to second floor

BEDROOM TWO: Rear aspect double glazed sash window and built in cupboard.

BEDROOM THREE: Front aspect double glazed sash window.

BATHROOM: Attractive refitted white suite of shower bath with shower head above the bath and glass screen. Low level WC and vanity unit with basin and drawers below. Contrasting tiled floor and tiled walls. Double glazed windows (fitted 2021) and heated towel rail.

Second Floor

MASTER BROOM: Juliet balcony enjoying views. Ceiling spotlights, radiator and further eaves storage space. Door to **ENSUITE SHOWER ROOM** with white suite of WC, vanity unit with basin and large shower cubicle. Tiled floor and walls, Velux window.

Outside

SOUTH FACING REAR GARDEN: Approximately 58ft in depth. There is a patio adjacent to the rear of the house with an area of lawn and a rear decked area with timber garden shed.

FRONT GARDEN: Paved area, pathway leading to front door.

DIRECTIONS: From our office turn right and proceed towards Cookham Dean, the property can be found after a short distance on the left hand side.

Viewings highly recommended. Please contact:

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NOT TO SCALE







