



**35 BURNT OAK
COOKHAM**





‘35 BURNT OAK’ COOKHAM SL6 9RN

An extremely well presented three bedroom semi detached property built in the mid 1950's set in well maintained west facing rear gardens. The property has the recent addition of a ground floor cloakroom / shower room and offers further potential to extend to the side of the property (subject to planning). Located in a cul-de-sac within a short walk of local amenities including local shops, medical centre, excellent schools and the branch line station serving Paddington and Central/East London via Crossrail (2020). There is easy access to the M4 and M40 motorway networks which link to the M25 and Heathrow airport.

**THREE BEDROOMS : BATHROOM : SEPARATE W.C.
ENTRANCE HALL : CLOAKROOM / SHOWER ROOM
SITTING ROOM : DINING ROOM : KITCHEN : GARDEN ROOM
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING
DRIVEWAY PARKING & SINGLE GARAGE
FRONT & REAR GARDENS
SCOPE FOR FURTHER EXTENSION (SUBJECT TO PLANNING)**

GUIDE PRICE: £535,000 FREEHOLD



PIKE SMITH & KEMP
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'35 BURNT OAK', COOKHAM, SL6 9RN

Covered entrance porch with part glazed door opening to

ENTRANCE HALL: radiator, stairs to first floor with under stairs storage cupboard.

CLOAK/SHOWER ROOM: fully tiled walls with large shower cubicle & thermostatic shower, low level w.c., recessed spot lighting, extractor, heated towel rail, ceramic tiled floor.

SITTING ROOM: with bay window, double radiator, Yorkstone fireplace with electric fire (could be re-instated), coved ceiling, opening to

DINING ROOM: radiator, two wall light points, coved ceiling, door opening to

SUN ROOM: double radiator, sliding patio doors to garden and further door to side, wall mounted British Gas boiler for central heating, door to

KITCHEN: well fitted with cream coloured base & eye level units, roll top work surfaces with inset single drainer stainless steel sink unit, mixer tap, tiled splash backs, brand new built-in Neff oven, Neff four-ring gas hob & extractor over, integrated fridge & integrated freezer, space and plumbing for automatic washing machine, larder cupboard, double radiator.

FIRST FLOOR

LANDING: with access to loft space.

BEDROOM ONE: (front) double bedroom with radiator.

BEDROOM TWO: (rear) double bedroom with views over the rear garden, radiator.

BEDROOM THREE: double aspect, radiator, built-in storage cupboard.

BATHROOM: comprising white suite of panel enclosed bath with chrome mixer tap / hand shower attachment, pedestal wash-hand basin, radiator, airing cupboard with hot water cylinder & shelving, fully tiled walls.

SEPARATE W.C.: with low level w.c.

OUTSIDE

To the front the property has block brick driveway providing parking, with the remainder being shingled with paving, flower beds & borders. There is a **SINGLE GARAGE** with up-and-over door, electric light & power. Door to rear garden.

The private west facing rear garden is particularly attractive with a brick paved patio adjacent to the property including a circular seating area, there is a good area of lawn with deep shrub / herbaceous borders and a mature hedge on the back boundary. Outside tap.

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

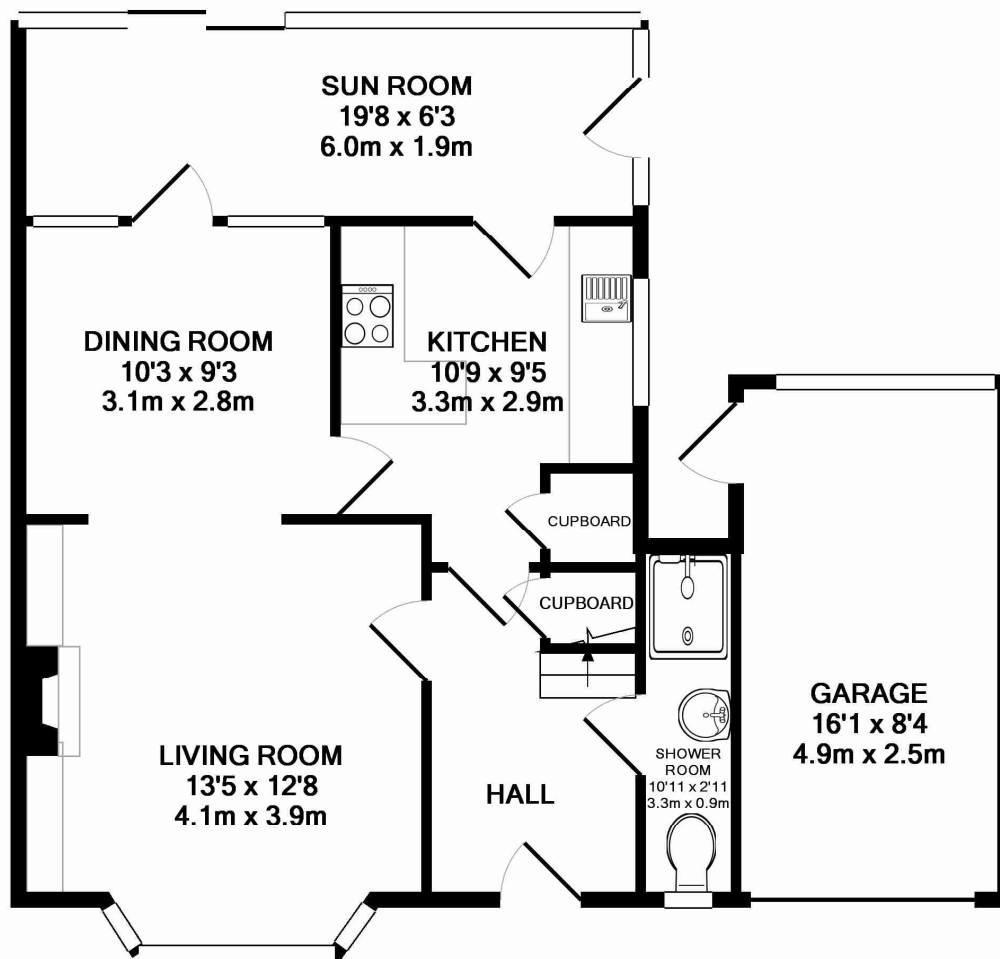
DIRECTIONS: From our office in Lower Road, proceed towards Cookham Village, turn left at the Post Office into Grange Road, second right into Burnt Oak, there is a further right hand turn, where the subject property will be found approximately half way down the cul-de-sac on the right hand side.

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

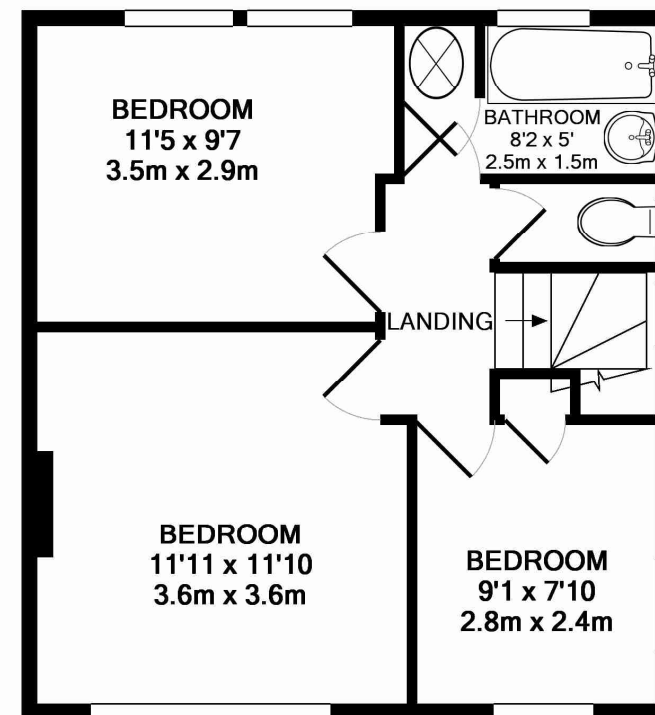
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GROUND FLOOR
APPROX. FLOOR
AREA 704 SQ.FT.
(65.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1124 SQ.FT. (104.5 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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