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14 Shergold Way
Cookham, Berkshire



View from the rear garden

PRICE: £449,000 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.

14 Shergold Way
Cookham, Berkshire SL6 9NR

A very well presented linked/semi detached bungalow offering good size accommodation and enjoying views over the playing fields. Ideally situated within a 5 minute level walk of Cookham's local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2020), and close to Cookham Rise Primary School, library, Medical Centre and local shops. Both the M4 and M40 are easily accessible with links to the M25 and London Heathrow.

TWO DOUBLE BEDROOMS : SHOWER ROOM
GOOD SIZE SITTING ROOM : CONSERVATORY
DINING ROOM : FITTED KITCHEN
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING
LOVELY SOUTH FACING REAR GARDEN OVERLOOKING PLAYING FIELDS
DRIVEWAY PARKING

Canopied **ENTRANCE PORCH** with part glazed door opening to

ENTRANCE HALL: Radiator, coved ceiling, airing cupboard housing lagged hot water cylinder & slatted shelving, access to loft space, door to

SITTING ROOM: double radiator, three wall light points, coved ceiling, TV aerial point, double doors opening to

CONSERVATORY: ceramic tiled floor, double doors to garden.

KITCHEN: well fitted with good range of base & eye level storage units, rolltop work surfaces with inset one and a half bowl stainless steel sink & mixer tap, tiled splash backs, built-in Neff double oven / grill, Neff four-ring hob with extractor hood over, space and plumbing for dishwasher, space & plumbing for automatic washing machine, tall larder cupboard with space for fridge /freezer adjacent, recessed spot lighting, double radiator, Georgian glazed door to

DINING ROOM: double aspect with double doors opening onto the garden, two radiators, cupboard

BEDROOM ONE: well fitted bedroom furniture including ample wardrobe space and drawer storage, radiator, coved ceiling.

BEDROOM TWO: radiator, coved ceiling, fitted wardrobe cupboard with hanging space and drawer storage.

SHOWER ROOM: fully tiled walls, enclosed shower cubicle with Aqualisa shower, low level w.c., pedestal wash-hand basin, heated towel rail, wall mounted electric heater.

OUTSIDE

The front garden has a planted shingled and paved area to the front, with driveway parking, there is gates side access leading to the

REAR GARDEN: which is south facing, with a paved patio area adjacent to the property and a good area of lawn. There is a timber garden shed and timber garden tool store. Outside tap.

DIRECTIONS: *From our Cookham office on Lower Road proceed towards the station turn right immediately before the level crossing on to High Road, carry straight on into Peace Lane which leads to Shergold Way, where the subject property will be found at the end of the cul-de-sac.*

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

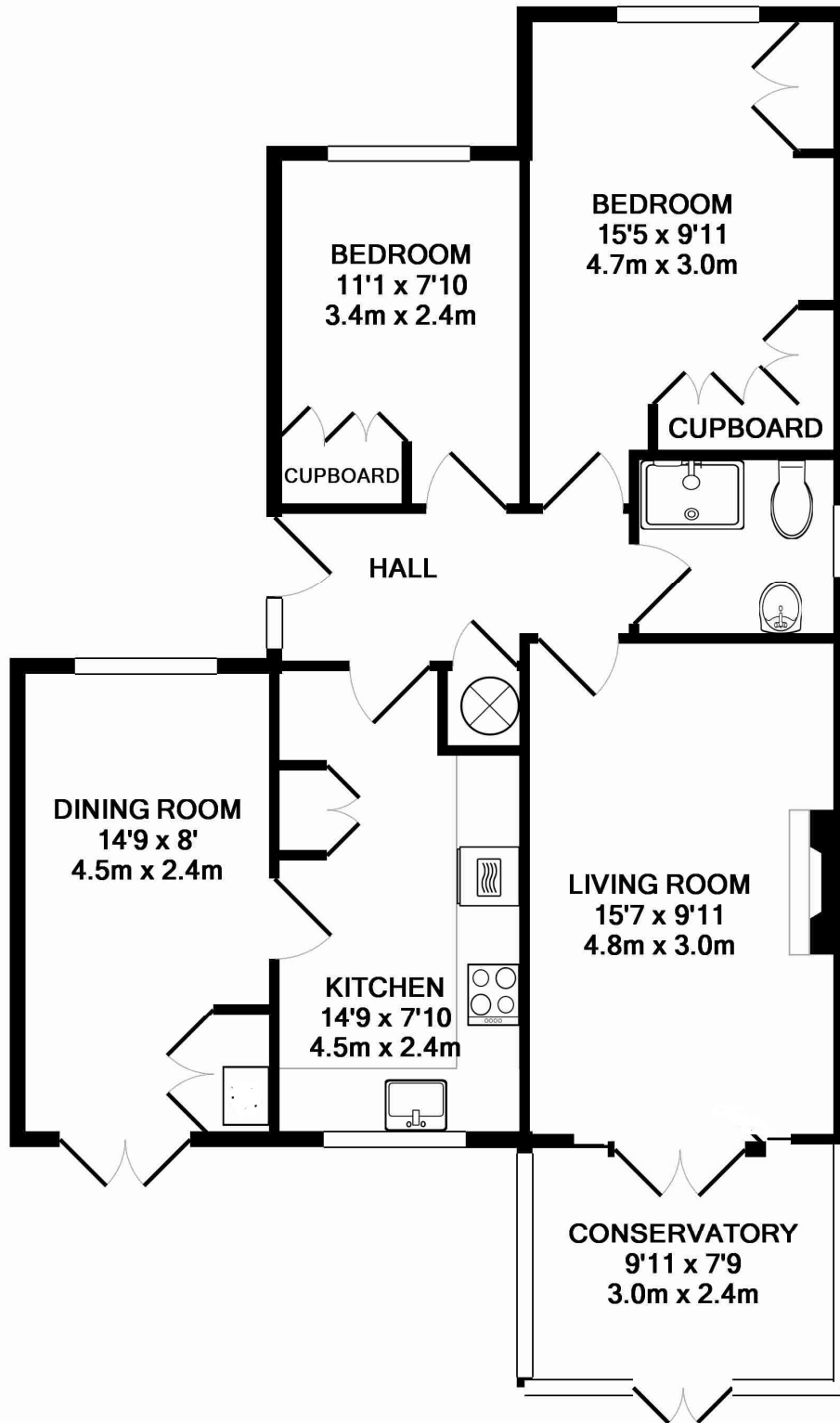
Viewing by appointment with our **Cookham** office

PIKE SMITH & KEMP

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TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.6 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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