

**106 BROOM HILL
COOKHAM**







106 BROOM HILL COOKHAM SL6 9LQ

A three bedroom delightfully presented, semi-detached property, which has the benefit of driveway parking and a garage. Broom Hill is located within a short walk of all the local amenities including the train station serving Paddington, 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.

**ENTRANCE HALL : KITCHEN
SITTING ROOM : DINING/FAMILY ROOM : CLOAKROOM
THREE DOUBLE BEDROOMS : FAMILY BATHROOM
SECLUDED REAR GARDEN WITH TERRACE
GARAGE AND DRIVEWAY PARKING
GAS FIRED CENTRAL HEATING
EPC: C rating**

PRICE: £550,000 FREEHOLD



PIKE SMITH & KEMP
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106 BROOM HILL, COOKHAM, SL6 9LQ

The accommodation comprises:

Part Glazed front door opening to:

Entrance Hall - coat cupboard and stairs to first floor

Sitting Room - front aspect with double glazed picture window

Kitchen - a comprehensive range of wall and base cupboards with drawers, ample work surfaces, sink and drainer, hotpoint integral oven with induction hob and extractor fan over. Tiled walls and wooden flooring, integrated dishwasher, central breakfast bar, space for large fridge freezer, opening to Family/Sun Room and Cloakroom

Cloakroom - low level WC and wash hand basin

Small lobby area with space and plumbing for washing machine and door to side access

Family/Dining Room - bright spacious room with wooden floors and bifold doors on to garden

FIRST FLOOR

First Floor Landing - access to loft space, airing cupboard and stairs to second floor.

3 Double Bedrooms - integral wardrobes in all bedrooms and each overlooking either front or rear gardens

Family Bathroom - with low level WC, wash hand basin, and panel enclosed bath with shower over, and window

Outside

The **front garden** has an area to lawn with flower borders and driveway with access to the garage, lights and gate leading to the rear garden.

The **rear garden** is well enclosed by hedging, paved terrace area with stepping stones to the end of the garden, lawn, shrubs and side access path and gate. There is a GARDEN SHED and an external power socket and outside lights

Garage - with power and light and up and over door

DIRECTIONS: from our office proceed right towards Cookham Dean, take the third road on the left, Whyteladies lane and proceed up the hill, until Broom Hill can be found on the left hand side, once within Broom Hill turn immediately left, where the property can be found.

Viewing by appointment with our Cookham office:



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floor plan to follow





