



**17a Southwood Gardens  
COOKHAM**





# **17a Southwood Gardens COOKHAM SL6 9EB**

A four bedroom detached new build property to high specification, situated in a cul-de-sac in a sought after location within Cookham Rise. All the local amenities including the branch line station serving Paddington and Central/East London via Crossrail (2021), Primary School, Medical Centre and local shops are in walking distance. This property also benefits from driveway parking, 10 years structural insurance backed warranty and no onward chain.

**ENTRANCE HALLWAY: CLOAK ROOM WC  
CONTEMPORARY FITTED KITCHEN AND  
OPEN PLAN DINING ROOM: SITTING ROOM  
GROUND FLOOR BEDROOM : EN SUITE  
BEDROOM ONE : SECOND BEDROOM  
BEDROOM THREE : FAMILY BATHROOM  
SECLUDED REAR GARDEN  
EPC: tba**

**Guide Price: £675,000**



**PIKE SMITH & KEMP**  
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# 17a SOUTHWOOD GARDENS, COOKHAM, SL6 9EB

The property is approached with via a pathway alongside the driveway to front door with lights. Leading to:

**ENTRANCE HALLWAY:** Porcelain tiled flooring, cupboard under stairs housing boiler, stairs leading to the first floor.

**CLOAKROOM:** WC & wash hand basin, heated towel rail.

**GROUND FLOOR BEDROOM:** Carpet flooring, front aspect double glazed windows, door leading to...

**EN SUITE:** WC & wash hand basin, shower with glass screen, decorative porcelain tiled floor.

**KITCHEN:** Stunning contemporary open plan kitchen that comprises of base and eye level units, a sink, double oven, built in dishwasher, built in microwave, induction hobs and two built in fridge freezers. Porcelain tiled flooring leading to dining room/living area.

**DINING/LIVING ROOM:** Porcelain tiled flooring, rear aspect French Doors leading to garden, rear aspect double windows, lantern ceiling light.

**SITTING ROOM:** Spacious open plan living area with carpet flooring, space for fireplace/log burner, front aspect double glazed windows and rear aspect double glazed French doors leading to garden.

**BEDROOM ONE:** Carpet flooring, rear aspect windows overlooking garden, wardrobe

**BEDROOM TWO:** Carpet flooring, rear aspect windows overlooking garden, wardrobe.

**BEDROOM THREE:** Carpet flooring, front aspect windows, wardrobe.

**MAIN BATHROOM:** Comprising of WC & wash hand basin, shower over bath with glass screen, decorative tiled floor and walls, front aspect window.

## OUTSIDE

**REAR GARDEN:** South facing, tiled patio with wooden sleeper steps to grass lawn.

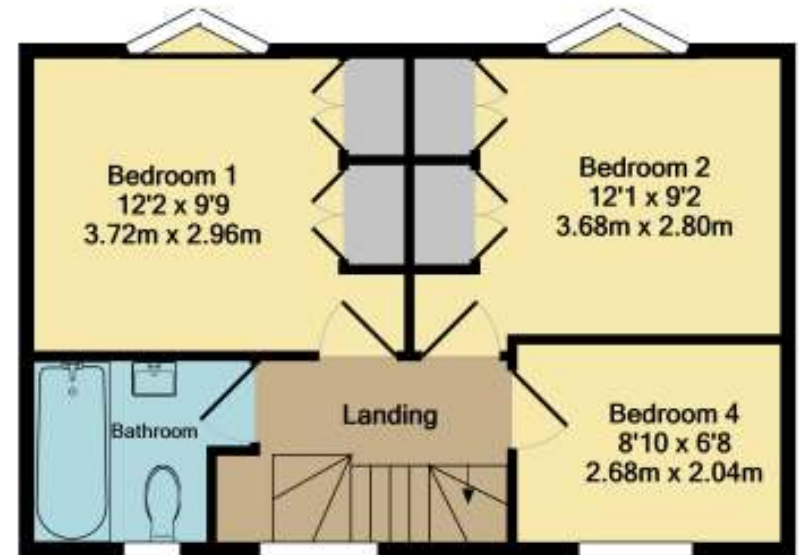
**FRONT GARDEN:** Gravelled driveway with pathway leading to front door

Viewing highly recommended. Please contact:

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GROUND FLOOR  
APPROX. FLOOR  
AREA 818 SQ.FT.  
(76.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.3 SQ.M.)  
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