

**10 LESTERS ROAD
COOKHAM**



10 LESTERS ROAD COOKHAM, SL6 9LS

Well presented three bedroom terrace property, located in a cul-de-sac on the outskirts of Cookham Village, benefiting from an extremely well re-fitted kitchen / dining room, utility and bathroom. The picturesque village of Cookham has a good selection of shops, public houses and restaurants and is within a mile of the River Thames with rural walks along the tow path to Bourne End, Marlow and Maidenhead.

There is easy access to both the M4 motorway at Maidenhead (Junction 8/9) and M40 motorway at High Wycombe (Junction 4).

THREE BEDROOMS : RE-FITTED BATHROOM
SITTING ROOM : SUPERB KITCHEN / DINING ROOM : UTILITY ROOM
GAS FIRED CENTRAL HEATING : REPLACEMENT UPVC DOUBLE GLAZING
GARDENS FRONT & REAR

GUIDE PRICE: £395,000 FREEHOLD



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

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

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Canopied entrance porch with part glazed upvc door opening to

ENTRANCE HALL: radiator with cover, coved ceiling, wood laminate flooring, stairs rising to first floor, under stairs storage cupboards, door opening to

SITTING ROOM: radiator, feature fireplace (not in use), TV aerial point, wood laminate flooring, double doors opening to

KITCHEN / DINING ROOM: well fitted with cream coloured high gloss base and eye level units with wood effect worktops, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, built-in Neff fan assisted oven, Neff four-ring gas hob & extractor hood over, integrated refrigerator, integrated Bosch dishwasher, to illuminated glass display units & further display shelving, built-in wine rack, ceramic tiled floor, double doors to rear garden, glazed door opening to

UTILITY ROOM: again fitted with the same cream high gloss base and eye level storage units as the kitchen, with wood effect worktops, space and plumbing for automatic washing machine, space for tumble drier, further appliance space, wall mounted Potterton gas fired boiler for central heating, ceramic tiled floor, glazed door to rear garden.

FIRST FLOOR

LANDING: with airing cupboard housing factory lagged hot water cylinder & slatted shelving, access to loft space.

BEDROOM ONE: double radiator, built-in wardrobe cupboards with hanging rail and shelving.

BEDROOM TWO: double radiator, built-in wardrobe cupboard with hanging rail and shelving.

BEDROOM THREE: double radiator, built-in wardrobe cupboard with hanging rail and shelving.

RE-FITTED BATHROOM: comprising white suite of panel enclosed bath with chrome mixer tap, electric shower over with folding shower screen, full tiling to bath area, pedestal wash-hand basin, low level w.c., chrome heated towel rail, recessed spot lighting, wood laminate flooring.

OUTSIDE

The property has an open plan front garden with useful storage cupboard.

The rear garden has a patio area immediately adjacent to the property, leading up to a good area of lawn with shrub border, TIMBER GARDEN SHED, gate to rear pedestrian access. Outside tap.

DIRECTIONS: from our office in Lower Road, proceed towards Cookham Dean, after a short distance turn left into Whyteladyes Lane, after some turn right into Lesters Road, and the subject property will be found on the right hand side.

LOCAL AUTHORITY: Royal Borough of Windsor and Maidenhead. Telephone 01628 798888.

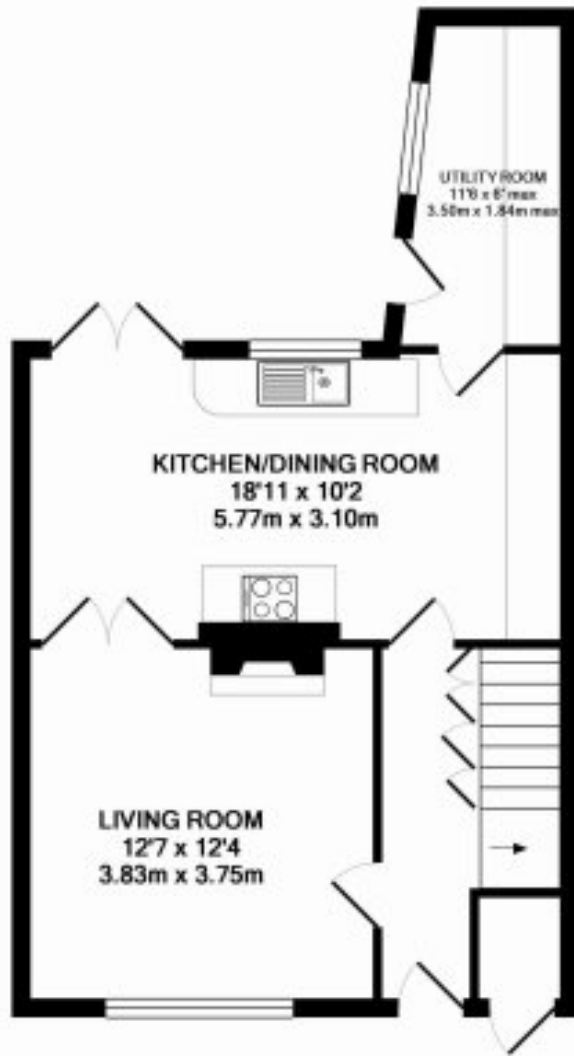
VIEWING: By appointment with our Cookham office.

PIKE SMITH & KEMP

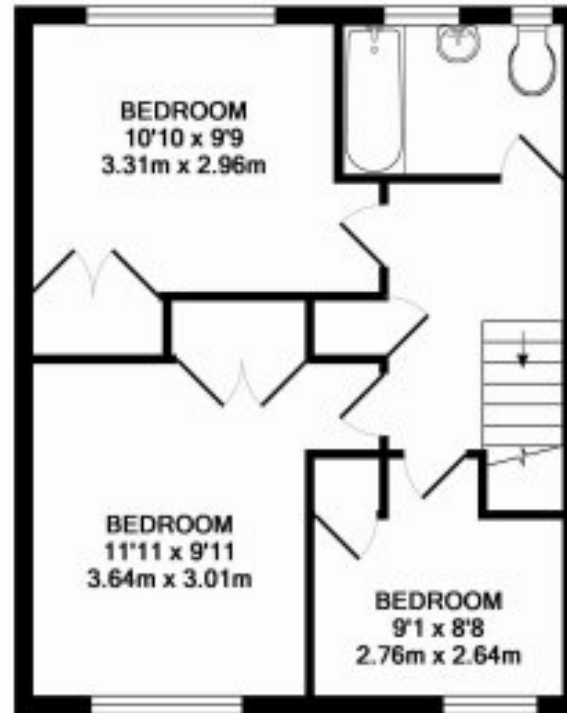
Thistle Cottage, Lower Road, Cookham, Berkshire, SL6 9EH

Tel: 01628 532010 Fax: 01628 850847

Email: cookham@pikesmithkemp.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 SQ.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk (Tel: 0845 475 4166)

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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.