

# 8 BROOM HILL COOKHAM



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## 8 BROOM HILL, COOKHAM, SL6 9LW

8 Broom Hill is an immaculately presented two bedroom first floor maisonette on the popular Broom Hill development in Cookham, which has recently undergone refurbishment to include a new kitchen, bathroom and boiler. The property has two double bedrooms, both with fitted wardrobes and benefits from a good sized private rear garden and a garage. It is ideally located within short walking distance of many local amenities including the highly regarded Cookham Rise Primary School and numerous shops, cafes & restaurants. Cookham train station is also a short walk, which connects to Maidenhead, providing a fast service to London Paddington (including the newly opened Elizabeth Line with direct access to Bond Street, Tottenham Court Road, Farringdon, Liverpool Street and Canary Wharf). Glorious countryside walks and the River Thames are nearby, together with many sporting facilities including cricket club, sailing club and golf club and the nearby Odney Club (John Lewis Members Club, which is open to Cookham Residents for an annual fee). Heathrow, the M40, M4 & M25 are also within easy reach.

**ENTRANCE HALL  
LARGE 'light & airy' LIVING ROOM  
REFITTED KITCHEN & SHOWER ROOM.  
TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES  
NEW GAS FIRED BOILER PROVIDING CENTRAL HEATING & HOT WATER  
POTENTIAL TO CONVERT LOFT SPACE TO 2 BEDROOMS & BATHROOM  
SEALED UNIT DOUBLE GLAZED WINDOWS  
GARAGE  
PRIVATE GARDEN**

**EPC : C COUNCIL TAX BAND: D**

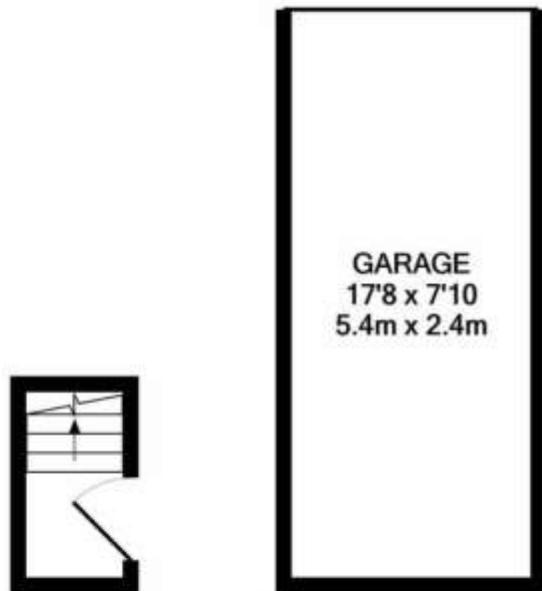
**GUIDE PRICE : £345,000. LEASEHOLD (with 940 years remaining)**



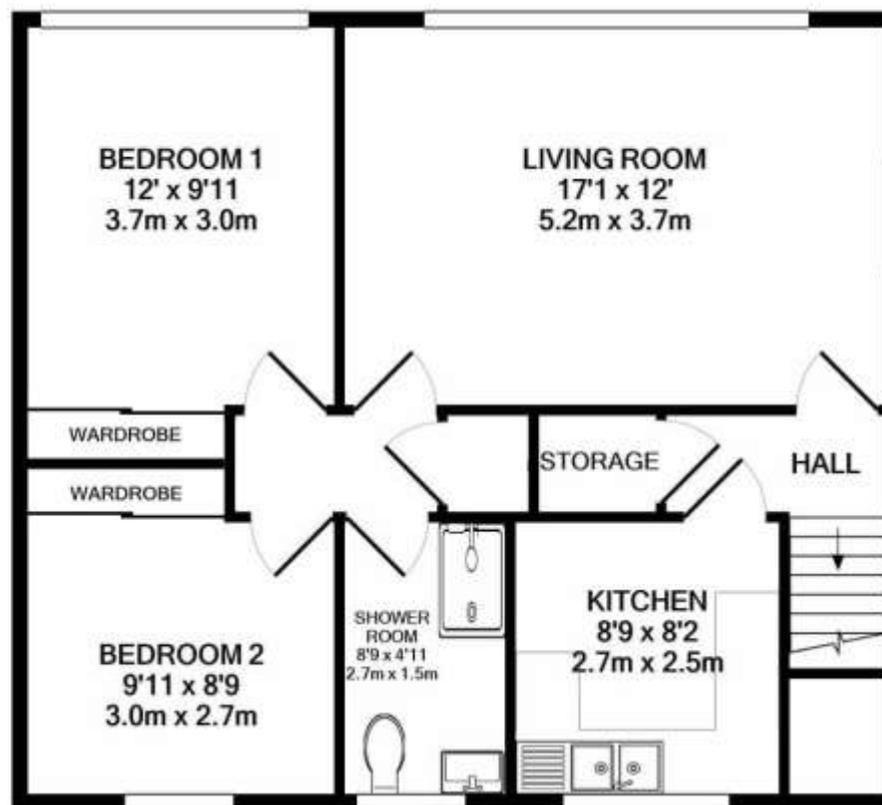
**PIKE SMITH & KEMP**  
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ENTRANCE FLOOR  
APPROX. FLOOR  
AREA 160 SQ.FT.  
(14.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 647 SQ.FT.  
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 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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**Directions:** From our office in Lower Road, proceed towards Cookham Dean turning left at Whyteladyes Lane, then take the second left into Broom Hill, carry on until the T-junction and you will find the property immediately opposite up a flight of stairs.

