

**CULWELL
LOWER ROAD
COOKHAM**

CULWELL, LOWER ROAD COOKHAM SL6 9EL

A four bedroom detached family home, occupying a substantial plot, benefitting from driveway parking, a garage and scenic rear views. Situated within walking distance of local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2022), Primary School, Medical Centre & local shops. The picturesque village High Street, which provides a selection of excellent restaurants/pubs and scenic riverside walks is nearby along with easy access to M4, M25, M40 and Heathrow Airport.

**OPEN PLAN KITCHEN & DINING ROOM
LIVING ROOM : GROUND FLOOR BEDROOM / STUDY
GROUND FLOOR BEDROOM FOUR with ENSUITE SHOWER ROOM
MASTER BEDROOM : BEDROOM TWO
FAMILY BATHROOM : STUNNING REAR GARDEN
BEAUTIFUL REAR VIEWS OF FARM LAND
DRIVEWAY PARKING FOR MULTIPLE VEHICLES : GARAGE
GAS FIRED CENTRAL HEATING : SCOPE TO EXTEND
NO ONWARD CHAIN
EPC: D Rating**

GUIDE PRICE: £825,000 FREEHOLD



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CULWELL, LOWER ROAD, COOKHAM, BERKSHIRE SL6 9EL

GROUND FLOOR

Entrance hall: with wooden flooring throughout the ground floor. Under stairs storage. Leading to...

Bedroom 4/Study: Front aspect windows.

Living Room: Front aspect windows, coal effect gas fireplace. Fine polished wood floor.

Kitchen: Rational kitchen with Corian work top and Amtico floor tiles. A range of base & eye level cupboards & units, sink, oven & gas hob with extractor fan above, built in fridge freezer, built in microwave, rear aspect double glazed windows & door, space for dishwasher & washing machine. Cupboard housing the boiler. Open plan to...

Dining Room: Multi-fuel stove, side aspect windows.

Bedroom 3: Rear windows. Door to

En Suite Shower Room with wash basin, mirrors, towel rail, WC, tile enclosed shower and extractor fan.

FIRST FLOOR

Landing: Built in storage cupboard.

Master Bedroom with eaves storage, rear aspect double glazed windows, lovely views over farmland.

Bedroom 2: Front aspect double glazed windows. Eaves storage

Family Bathroom: Tiled floor & walls, WC, wash basin, shower over bath, cupboard housing hot water tank and double glazed skylight window.

OUTSIDE SPACE

Front Garden: Secure side access leading to the rear garden, driveway with space for multiple cars. Access to garage.

Rear Garden: Mostly laid to lawn with terrace and pathway to the end of the garden. Shed with ample storage space. Tap.

Directions: From our office, along Lower Road towards Cookham Dean, the property can be found on the right hand side opposite the entrance to Halldore Hill.

Viewing Highly Recommended;

PIKE SMITH & KEMP

Lower Road

Cookham, Berkshire

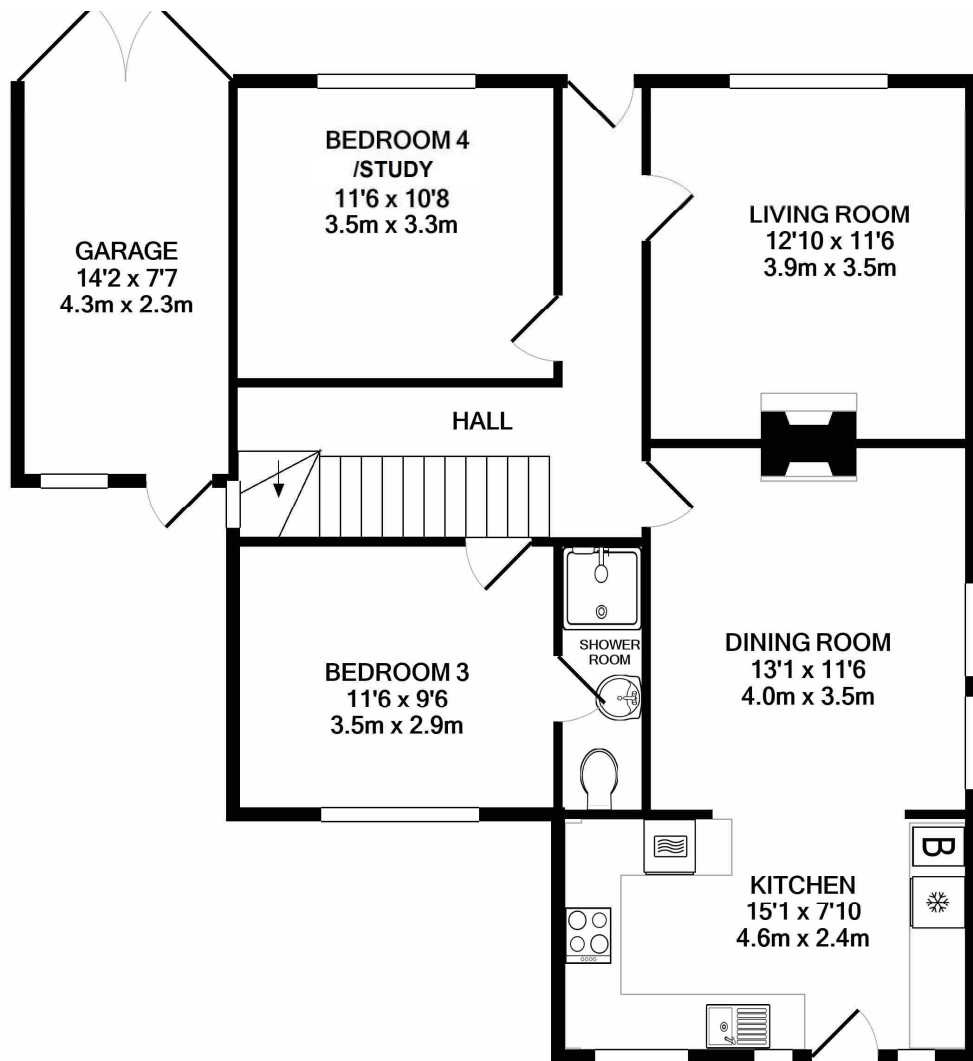
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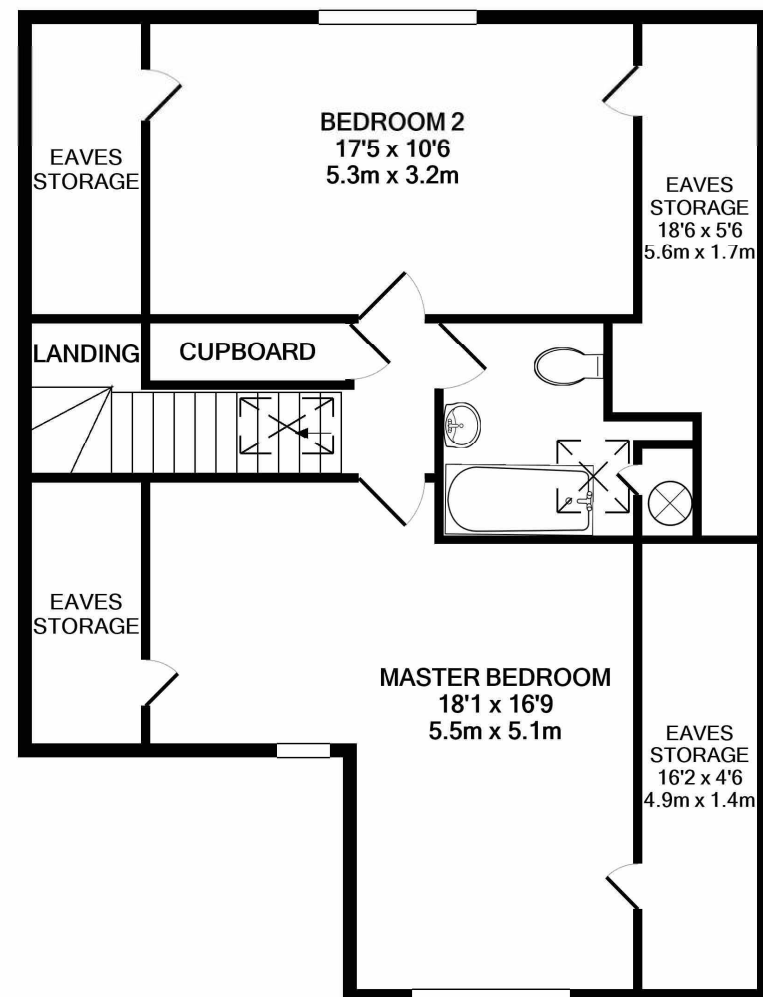
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1582 SQ.FT. (147.0 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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