



**103 BROOM HILL  
COOKHAM**









# **103 BROOM HILL COOKHAM SL6 9LJ**

A three bedroom (plus loft room) well presented, semi-detached south facing family home, which has the benefit of ample driveway parking and a double 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/DINING ROOM  
SITTING ROOM/DINING ROOM: CONSERVATORY  
THREE BEDROOMS PLUS LOFT ROOM  
UPSTAIRS FAMILY SHOWEROOM : DOWNSTAIRS WC  
TANDEM GARAGE  
SPACIOUS SOUTH FACING REAR GARDEN WITH TERRACES  
DRIVEWAY PARKING FOR SEVERAL CARS  
GAS FIRED CENTRAL HEATING  
POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENT)  
EPC: D rating**

**PRICE: £540,000 FREEHOLD**



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

[cookham@pikesmithkemp.co.uk](mailto:cookham@pikesmithkemp.co.uk)  
01628 532010  
[www.pskweb.co.uk](http://www.pskweb.co.uk)

# 103 BROOM HILL, COOKHAM, SL6 9LJ

The accommodation comprises:

Front door opening to:

**Entrance Lobby** - Storage cupboard, door to **WC**. Door to:

**Living/Dining Room** - Front aspect double glazed bay windows, storage cupboard, stairs to first floor landing. Door to **Conservatory** with French doors opening out to the rear garden.

**Kitchen** - A good range of wall and base cupboards with drawers, ample work surfaces, storage cupboard, stainless steel sink unit with double glazed window above over looking the rear garden, inset induction hob with extractor over, built in dishwasher and space for fridge-freezer and dining area. Side aspect double glazed door leading to driveway.

From Living/Dining Room, stairs to:

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

**Bedroom 1** - Built in wardrobes and front aspect double glazed windows.

**Bedroom 2** - Built in wardrobe rear aspect double glazed windows.

**Bedroom 3** - Front aspect double glazed windows.

**Shower Room** - walk in tiled shower , WC, wash basin and heated towel rail.

**Loft Room** - Accessed via stairs up from the first floor landing. Built in wardrobes, eaves storage and two double glazed skylight windows.

## Outside

The **front garden** has an area of shingle, tarmac driveway to the side with access to the garage and gate leading to the rear garden.

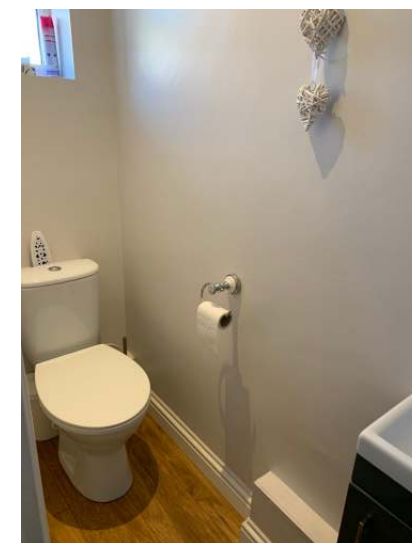
The south facing **rear garden** is well enclosed by fencing and hedging, paved terrace area with path to the end of the garden, lawn, paved terrace & shingle at the end of the garden, side access gate and tap.

**Garage** - Tandem, up and over door and door to garden.

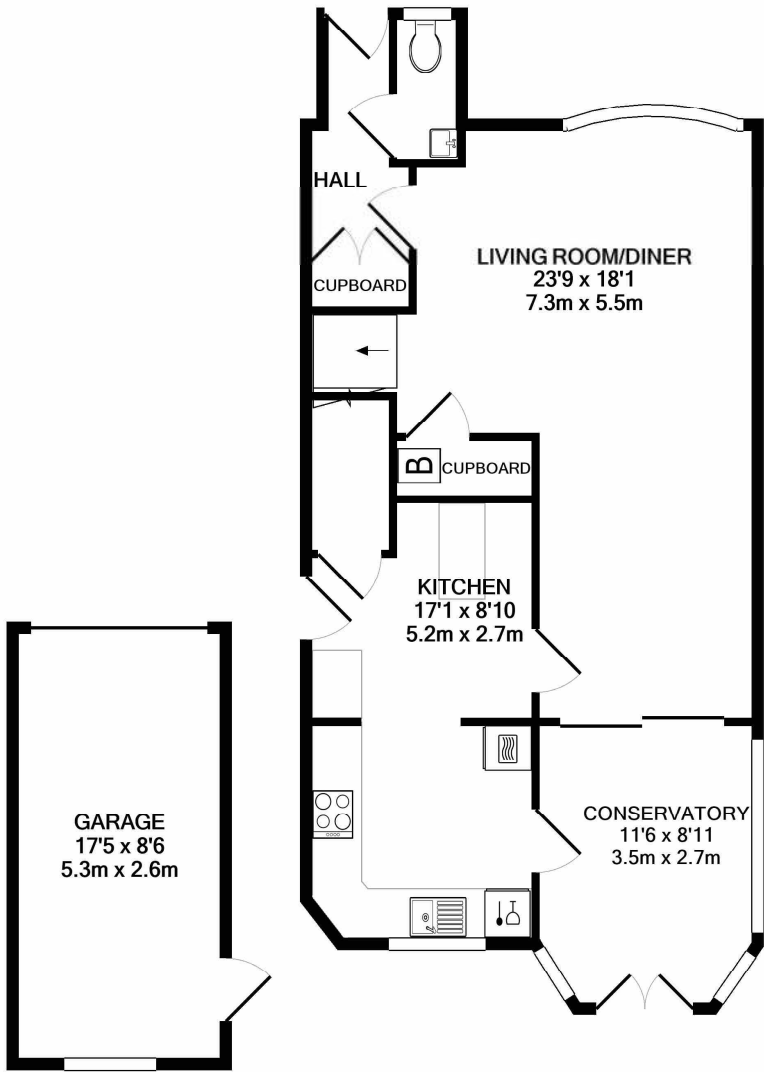
**DIRECTIONS:** from our office proceed right towards Cookham Dean, take the third road on the left, Whyteladyes lane and proceed up the hill, until Broom Hill can be found on the left hand side, within Broom Hill go straight ahead and go right at the T Junction, the property can be found on the right hand side of the road.

Viewing by appointment with our Cookham office:

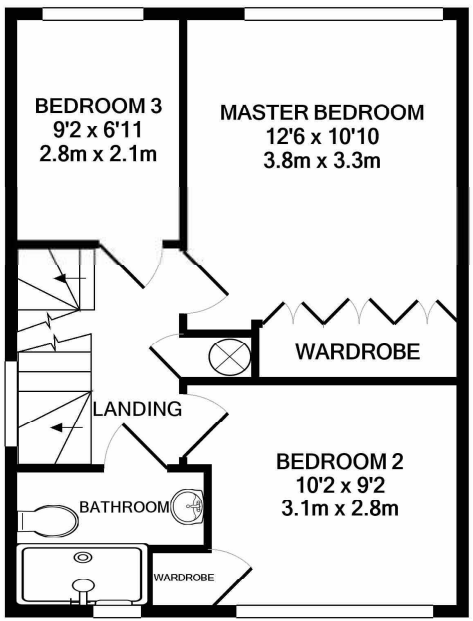
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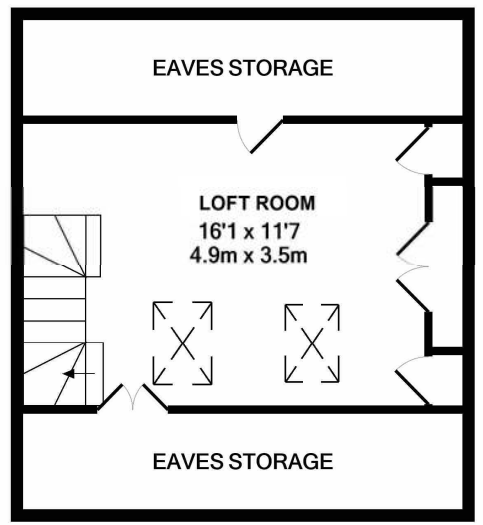




GROUND FLOOR  
APPROX. FLOOR  
AREA 785 SQ.FT.  
(72.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 1580 SQ.FT. (146.8 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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