



Maple Cottage  
COOKHAM





# Maple Cottage COOKHAM SL6 9BU

A charming semi-detached period property presented in excellent order, and providing light and spacious accommodation throughout. Planning permission exists to further extend the first floor accommodation above the garage. Situated in a no through road located within a short walk of all the local amenities including the Cookham/Maidenhead branch line station serving Paddington & Central/East London (Maidenhead Crossrail 2022), an outstanding Primary School, Medical Centre and 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 HALLWAY : SITTING ROOM : DINING ROOM  
KITCHEN & BREAKFAST ROOM  
UTILITY & CLOAKROOM  
THREE BEDROOMS : FAMILY BATHROOM  
SECLUDED REAR GARDEN :  
INTEGRAL GARAGE :  
PLANNING PERMISSON FOR FURTHER EXTENSION:  
DOUBLE GLAZING THROUGHOUT FITTED THIS YEAR  
EPC: rating D**

**GUIDE PRICE: £699,500 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)





# MAPLE COTTAGE, COOKHAM, SL6 9BU

The property is approached through a part glazed front door which opens to:

**ENTRANCE HALLWAY:** Stairs leading to the first floor, wooden flooring, integrated boot and shoe storage.

**DINING ROOM:** A welcoming reception room, with light oak flooring, large bay sash window to the front, opening into,

**SITTING ROOM:** a charming room with light oak flooring and a feature fireplace and real fire, window and open door way to,

## **KITCHEN:**

Rear aspect McEvoy and Rowley kitchen that comprises base and eye level units, with wooden work surfaces over, tiled surrounds and one and a half bowl inset sink. Integrated four ring Neff hob with extractor over and eye level built in Neff oven with microwave above, integrated dishwasher and wall mounted Worcester boiler, walk in pantry cupboard and French doors to the garden

## **BREAKFAST ROOM:**

A further set of French doors out to the garden. Space for large American style fridge freezer and kitchen table and chairs, further base units matching with the kitchen, space and wiring for wall mounted TV.

## **UTILITY AREA WITH CLOAKROOM:**

Wash hand basin, low level WC, window, space and plumbing for washing machine and tumble dryer, wooden floor, pedestrian access to garage

## **FIRST FLOOR:**

Galleried landing with storage.

**MASTER BEDROOM:** Two large sash windows, substantial integral wardrobes, exposed floor boards, front aspect

**BEDROOM TWO:** Original fireplace, sash window to the rear with view, built in study area

**BATHROOM:** Large contemporary room comprising of a large shower enclosure, free standing bath with hand held shower over, two heated towel rails, airing cupboard, stylish flooring, pedestal wash hand basin, low level WC and tiled walls

## **SECOND FLOOR:**

**BEDROOM THREE:** Two velux windows with blinds

## **OUTSIDE**

**GARDENS:** The garden is secluded and has a decked area immediately adjacent to the property ideal for garden furniture, raised borders for vegetables or flowers and shrubs with an artificial grassed area. A garden storage area is built to the side of the property.

**GARAGE:** Integral garage with up and over door, and light and power, with parking to front.

**DIRECTIONS:** From our office turn left, continue over the level crossing past the local shopping amenities and Station Road is located on the left hand side and the property can be found near the end of the road on the right hand side.

Viewing highly recommended

**PIKE SMITH & KEMP**

**Lower Road**

**Cookham, Berkshire**

**SL6 9EH**

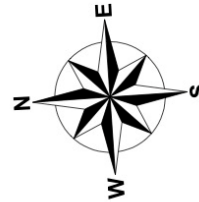
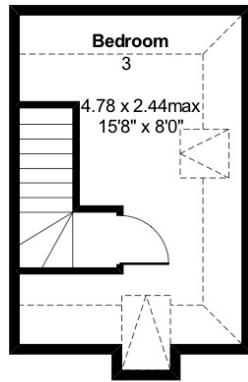
**cookham@pikesmithkemp.co.uk**

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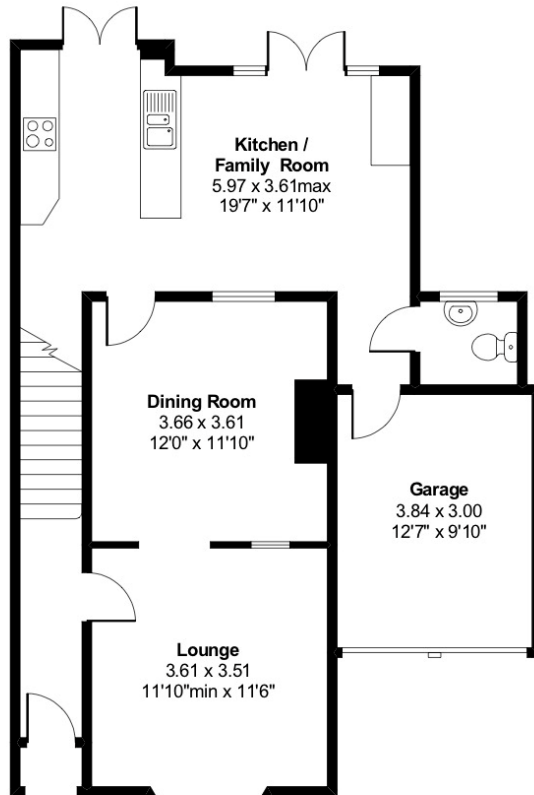
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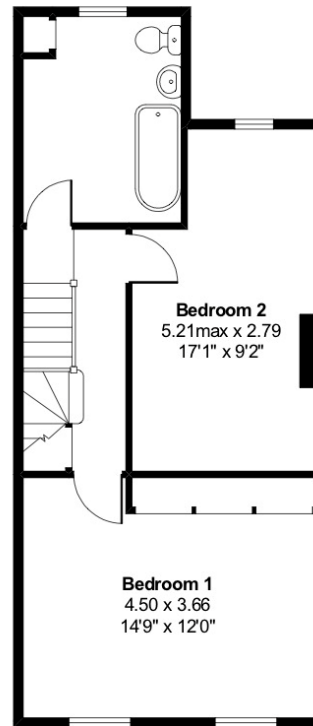
NOT TO SCALE



**Second Floor**  
Approx 17.59 sq m - 189 sq ft  
(Gross Internal)



**Ground Floor**  
Approx 73.29 sq m - 789 sq ft  
(Gross Internal)



**First Floor**  
Approx 44.78 sq m - 482 sq ft  
(Gross Internal)



















