



**15 BASS MEAD
COOKHAM**





15 BASS MEAD COOKHAM SL6 9DJ

A neo-Georgian style terrace property, well extended to provide light and spacious contemporary accommodation. The property is situated within walking distance of Cookham's many amenities, including the branch line Station serving Paddington & Central/East London via Crossrail (2021), 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.

**THREE BEDROOMS : FAMILY BATHROOM
ENTRANCE HALL : KITCHEN
SITTING ROOM : KITCHEN/DINING ROOM
CLOAKROOM : GAS FIRED CENTRAL HEATING
GARAGE : REAR GARDEN : EPC C RATING**

GUIDE PRICE: £525,000 FREEHOLD



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15 BASS MEAD, COOKHAM, SL6 9DJ

The property is approached via a paved path to the front door, Opening to:

ENTRANCE HALL: Wooden flooring and stairs to first floor.

CLOAKROOM: Window and wash hand basin with tiled splash back and low level WC

KITCHEN/DINING ROOM: A superb open plan area, flooded with natural light. Tiled flooring, bifold doors opening out to rear garden, sky lights, contemporary range of eye and base level units with work surface over, inset sink, gas hob with extractor over, integral oven and fridge freezer, central island with breakfast bar. Space for dining table and chairs

UTILITY CUPBOARD: with space and plumbing for washing machine and dishwasher.

SITTING ROOM: Spacious room with wooden flooring and large bay window to front.

FIRST FLOOR

FIRST FLOOR LANDING:

BEDROOM ONE: Window over rear garden, double bedroom

BEDROOM TWO: Front aspect double bedroom

BEDROOM THREE: Window to the front, currently used as home office.

FAMILY BATHROOM: Fully tiled walls, panel enclosed bath with shower screen, drencher head shower, window, low level WC., contemporary style wash hand basin, tiled flooring.

OUTSIDE

The rear garden has a large paved patio area ideal for entertaining a lawned area and raised retaining walls/flower beds, wood panel fencing and gate, raised patio area to rear of the garden.

SINGLE GARAGE: in adjacent block with up-and-over door.

Directions: from our office in Lower Road, turn left and proceed to the mini roundabout turn right and continue on the Maidenhead Road for a quarter of a mile approximately, then turn left into Lightlands Lane, continue along the lane to Bass Mead and the property can be located at the far end.

Viewings highly recommended. Please contact:

PIKE SMITH & KEMP

Lower Road

Cookham, Berkshire

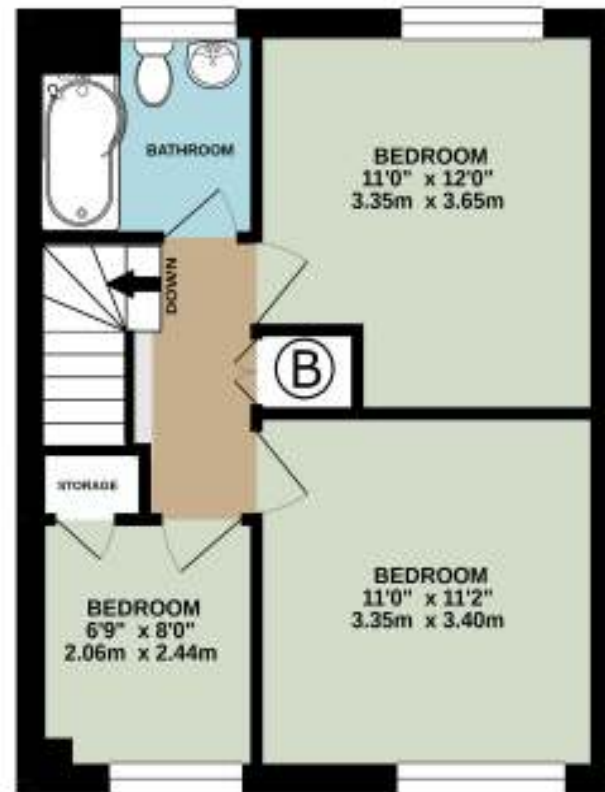
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TOTAL FLOOR AREA : 983 sq ft. (91.3 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of sizes, heights, 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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