



**LANSDOWNE
LOWER ROAD, COOKHAM**



**‘LANSDOWNE’
LOWER ROAD, COOKHAM SL6 9HF**

A four/three bedroom semi-detached house built to a high specification by bespoke developer ‘Kingswear Ltd’.

The property is extremely well situated within a short walk of local amenities including Cookham branch line Station serving Paddington & Central/East London via Crossrail (2021), Primary School, Medical Centre & shops.

The picturesque Cookham Village provides a selection of excellent restaurants/pubs, together with beautiful riverside and rural walks.

The M4, M25, M40 and Heathrow Airport are all easily accessible.

**MASTER BEDROOM WITH EN-SUITE SHOWER ROOM AND DRESSING ROOM
TWO FURTHER DOUBLE BEDROOMS : STUDY/BEDROOM FOUR
ENTRANCE HALL : CLOAKROOM : UTILITY ROOM
SITTING ROOM WITH BAY WINDOW & FIREPLACE : FAMILY ROOM
SUPERB OPEN PLAN KITCHEN/FAMILY ROOM WITH BIFOLD DOORS TO REAR GARDEN
UNDER FLOOR HEATING IN ALL TILED AREAS: DOUBLE GLAZED THROUGHOUT
PAVIOUR DRIVEWAY WITH GRAVEL PROVIDING PARKING FOR SEVERAL CARS
SOUTH FACING LANDSCAPED REAR GARDENS WITH PATIO AND SIDE ACCESS**

GUIDE PRICE £775,000 FREEHOLD

'LANSDOWNE, LOWER ROAD, COOKHAM, SL6 9HF

'Lansdowne' is located in a well established residential road in Cookham, within a short walk of all local amenities including the local organic butchers, post office and branch line station.

SPECIFICATION

CONSTRUCTED OF SOLID CONCRETE FLOORS AND WALLS WITH 10 YEAR BUILD ZONE GUARANTEE (FROM 2016)

RED BLOCK PAVIOUR DRIVEWAY AND GRAVEL PROVIDING PARKING FOR SEVERAL VEHICLES

SOUTH FACING LANDSCAPED REAR GARDEN WITH PATIO AND EXTENSIVE AREA OF LAWN

FIREPLACE WITH *SLAN ANDERSON* 4-5 MULTI FUEL STOVE IN THE SITTING ROOM

DOUBLE GLAZED THROUGHOUT

GATED SIDE ACCESS

UNDERFLOOR HEATING IN ALL TILED AREAS

GAS FIRED CENTAL HEATING AND PRESSURISED *JOULE CYCLONE INDIRECT* HOT WATER SYSTEM

WORCESTER BOILER

GERMAN BESPOKE KITCHEN

FITTED WITH COMPREHENSIVE RANGE OF WALL AND BASE UNITS

COMPOSITE WORKSURFACES

INTEGRATED APPLIANCES INCLUDE *SIEMENS* INDUCTION HOB WITH *ELICA* EXTRACTOR, *SIEMENS* COMBINATION OVEN AND MICROWAVE/OVEN,

SIEMENS DISHWASHER, *SIEMENS* FRIDGE/FREEZER

BIFOLD DOORS TO THE REAR GARDEN

BATHROOMS

PART TILES WALLS

HUDSON REED BATH

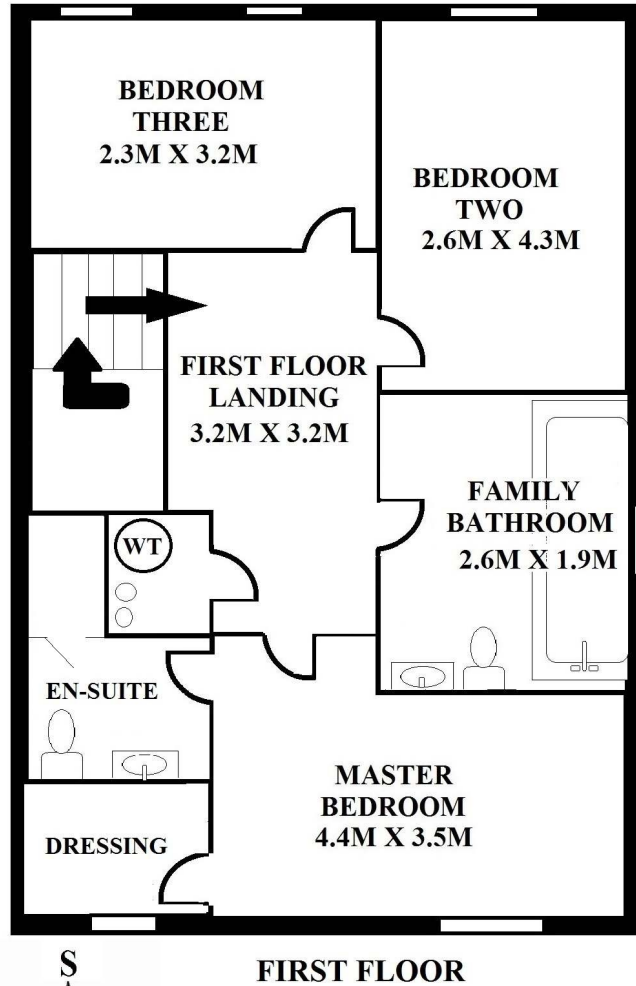
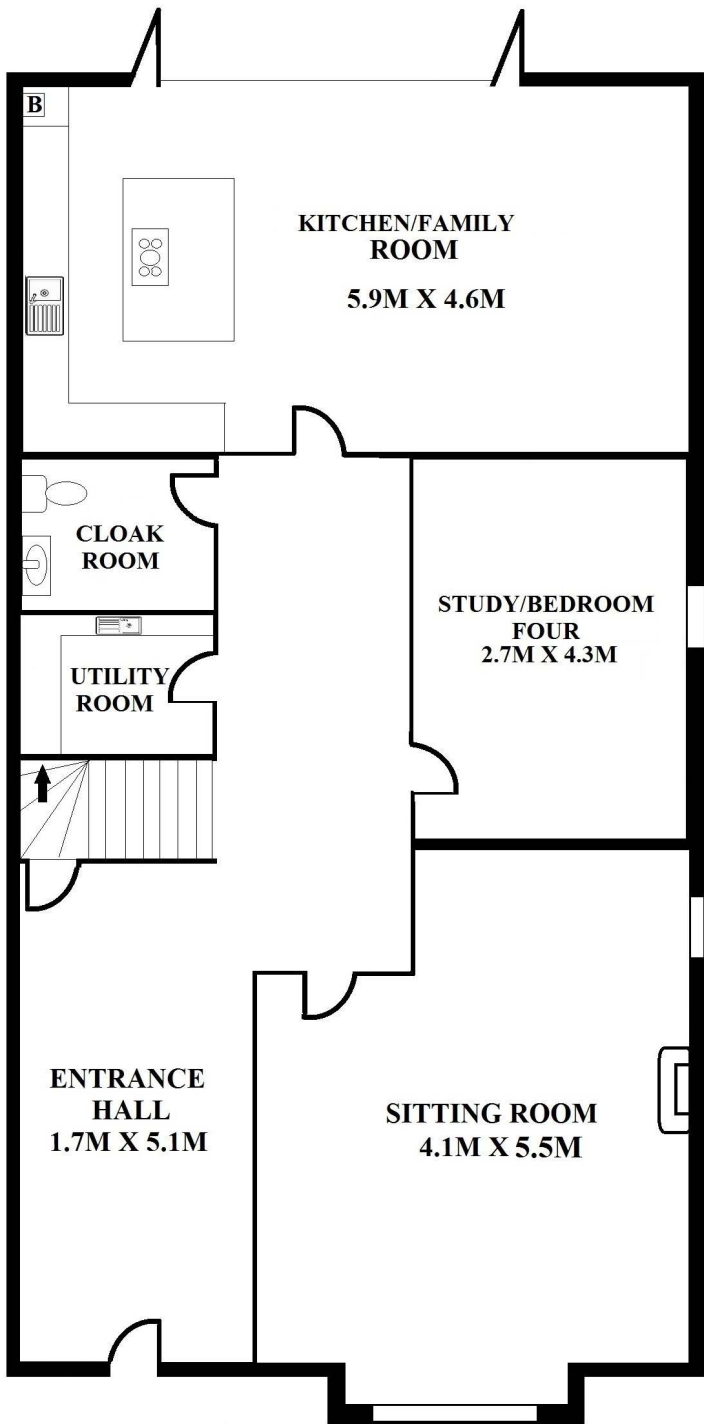
FULLY ENCLOSED *GROHE* SHOWER UNIT

GROHE CERAMICS & CHROME FITTINGS

CHROME HEATED DOUBLE TOWEL RAILS

EXTRACTOR FAN UNITS





TOTAL APPROX. FLOOR AREA 1500.8 SQ.FT (139.4 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.



