



**3 Vicarage Close
COOKHAM VILLAGE**

■ AUCTIONEERS ■
SURVEYORS ■ **PIKE
SMITH
KEMP** ■ VALUERS ■
■ ESTATE AGENTS ■



3 Vicarage Close Cookham SL6 9SE

An ideally located detached family home in a cul-de-sac location adjacent to Church land and meadow. This property is conveniently situated, a few minutes walk from Cookham's local amenities including the village High Street, Cookham Station serving Paddington & Central/East London via Crossrail (2022), 'Ofsted Excellent' Holy Trinity Primary School, Medical Centre and local shops. Both the M4 and M40 are easily accessible with links to the M25 and London Heathrow. Beautiful river and rural walks on the doorstep.

**ENTRANCE HALL AND CLOAKROOM
SITTING ROOM /DINING ROOM
FITTED KITCHEN
MASTER BEDROOM with EN-SUITE SHOWER ROOM
THREE FURTHER BEDROOMS : FAMILY BATHROOM
PRIVATE REAR GARDEN
INTEGRAL DOUBLE GARAGE
NO ONWARD CHAIN**

EPC rating : D

Guide Price: £1,000,000 Freehold



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3 Vicarage Close, Cookham, SL6 9SE

GROUND FLOOR

Entrance porch opening to a spacious hallway with a cloakroom and large storage cupboard, stairs to first floor.

There is a large Sitting Room/Dining Room, which is a spacious room across the rear of the house overlooking the garden.

The fitted kitchen has an ample selection of base and eye level cupboards, a range oven with a gas hob, and extractor over, there are granite work surfaces, and a door to the side.

FIRST FLOOR

There is a galleried landing, with a window and loft access. The loft is very large and offers potential for conversion.

The Main Bedroom is front aspect, and has a large integral wardrobe, and En-Suite Shower Room.

There are three further Bedrooms, one to the front, and two with rear aspect, plus a Family Bathroom.

OUTSIDE

Front Garden: shingle driveway with space for parking, lawned areas and hedging and trees and side access to rear garden.

Garage: double with up and over door.

Rear Garden: private walled garden with lawn and paved area, shrubs and tree.

LOCAL AUTHORITY:

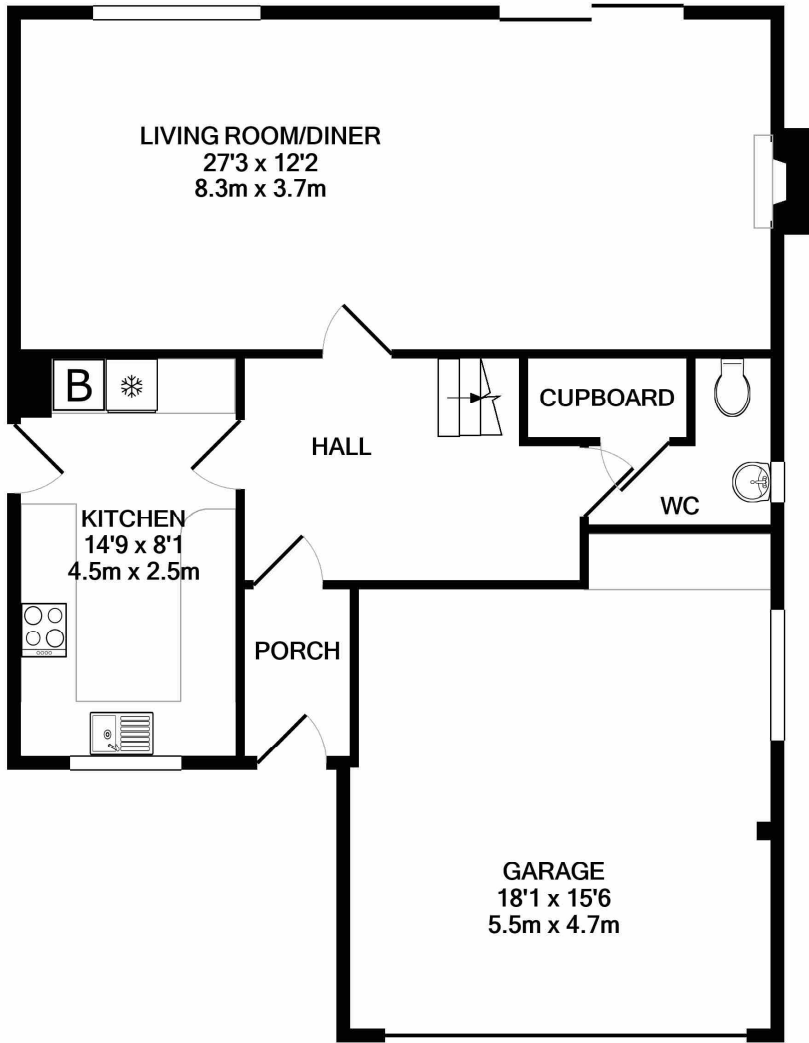
Royal Borough of Windsor and Maidenhead. Council Tax Band G.

VIEWING:

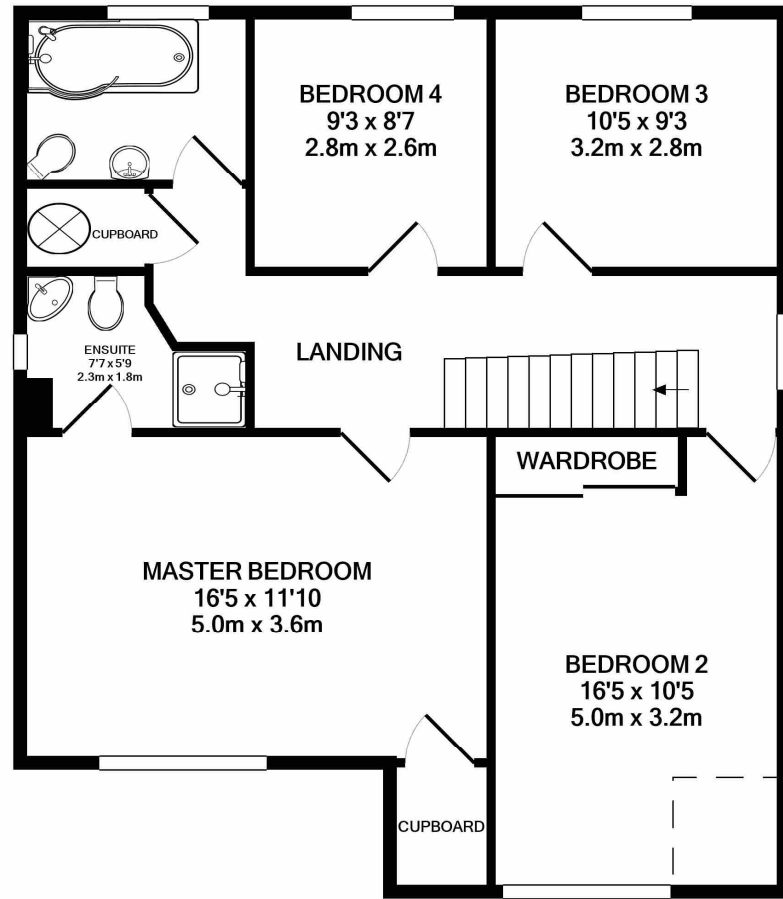
By appointment with our Cookham office

Viewing highly recommended. Please contact:

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GROUND FLOOR
APPROX. FLOOR
AREA 883 SQ.FT.
(82.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 792 SQ.FT.
(73.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1675 SQ.FT. (155.7 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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