

**1a WAKELINS END
COOKHAM**



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1a WAKELINS END, COOKHAM, SL6 9TQ

This contemporary three-bedroom detached home is ideally located and boasts a garage with driveway parking. The sitting/dining room is perfect for family gatherings and meals, while the kitchen, featuring a door leading directly into the garden, provides easy access to outdoor space. The ground floor also includes a convenient downstairs cloakroom. Upstairs, you'll find three bedrooms, two of which are double in size, as well as a family bathroom. The property benefits from a enclosed gardens, offering a space for relaxation or outdoor activities.

Situated in Cookham Rise, within a short walk of local amenities, including the highly regarded Cookham Rise Primary School. Cookham Train Station offers a branch line service to Maidenhead, providing easy access to Paddington and Central/East London via the Elizabeth Line. The area boasts a selection of shops, cafes, and restaurants, offering a variety of dining and leisure options. The River Thames and countryside walks. Heathrow Airport, as well as major routes like the M40, M4, and M25, are easily accessible.

NO ONWARD CHAIN

THREE BEDROOM DETACHED FAMILY HOME

GARAGE & DRIVEWAY PARKING

VILLAGE LOCATION WITH LOCAL AMENITIES

POTENTIAL TO EXTEND (STPP)

GREAT FOR COMMUTING TO LONDON

EPC : E COUNCIL TAX BAND: F

OFFERS IN EXCESS OF : £725,000 FREEHOLD



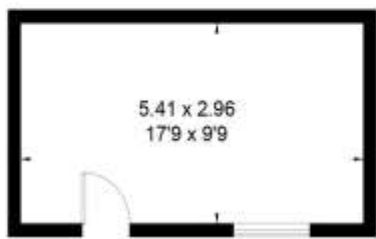
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Approximate Floor Area = 89.3 sq m / 961 sq ft
Outbuilding = 15.9 sq m / 171 sq ft
Total = 105.2 sq m / 1132 sq ft



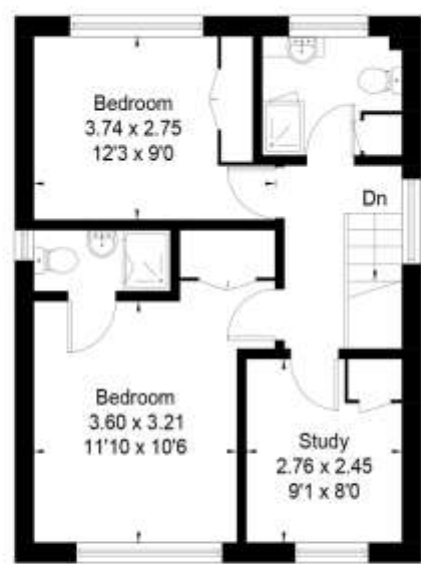
[Symbol] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #86422

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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