

# 3 Cannon Down Cottages COOKHAM



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## 3 Cannon Down Cottages, Cookham, SL6 9EA

A recently fully refurbished and remodelled character Cottage with new electrical and plumbing systems throughout, new hi-spec windows and doors, ideally situated within walking distance of Cookham's local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2021), and close to Cookham Rise Primary School, library, Medical Centre and local shops. Both the M4 and M40 are easily accessible with links to the M25 and London Heathrow.

**THREE BEDROOMS : FAMILY BATHROOM**  
**SPACIOUS OPEN PLAN KITCHEN/SITTING ROOM : FEATURE FIREPLACE : CLOAKROOM**  
**OAK DOORS THROUGHOUT : GAS FIRED CENTRAL HEATING**  
**LANDSCAPED REAR GARDEN WITH PATIO : PRETTY FRONT GARDEN WTH PARKING SPACE**  
**NEW WORSTER COMBI BOILER(10 YEAR GUARANTEE)**  
**EPC : C rating**

**GUIDE PRICE: £447,500 FREEHOLD**



**PIKE SMITH & KEMP**  
Lower Road, Cookham  
Berkshire, SL6 9EH

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The property is approached via a shingle driveway to a part glazed front door

**KITCHEN/SITTING ROOM:** Spacious double aspect room, with recently fitted kitchen with a range of contemporary eye and base level cabinets with worksurfaces over, integrated eye level microwave combination oven with oven below, induction hob with extractor over, a central island with integral cupboards and dishwasher, bespoke cupboards housing new boiler and washing machine, engineered oak flooring, original feature fireplace and tiled hearth, window to front and bifold doors to rear garden

**CLOAKROOM:** with low level w.c, wall mounted wash-hand basin with tiled splash backs

### FIRST FLOOR

**BEDROOM ONE :** Large double bedroom to front

**BEDROOM TWO:** Rear aspect bedroom

**BATHROOM:** Recently fitted suite including panel enclosed bath with shower over and screen, tiled walls, wood effect flooring, low level WC, wash hand basin with tiled splash back, heated towel rail

### LOFT CONVERSION

**BEDROOM THREE:** With eaves storage and velux windows

### OUTSIDE

To the rear the property has a newly landscaped rear garden with patio area immediately adjacent to the property, brick steps to lawned area with flower borders and raised flower beds. Fencing and hedging to the perimeter.

To the front of the property there is shingle driveway parking and flower borders.

**DIRECTIONS:** From our office in Lower Road proceed across the level crossing, turn right at the mini roundabout continue under the railway bridge, take the left fork on to Maidenhead Road where the subject property will be found after a short distance on the left.

Viewings highly recommended. Please contact:

**PIKE SMITH & KEMP**

**Lower Road**

**Cookham, Berkshire**

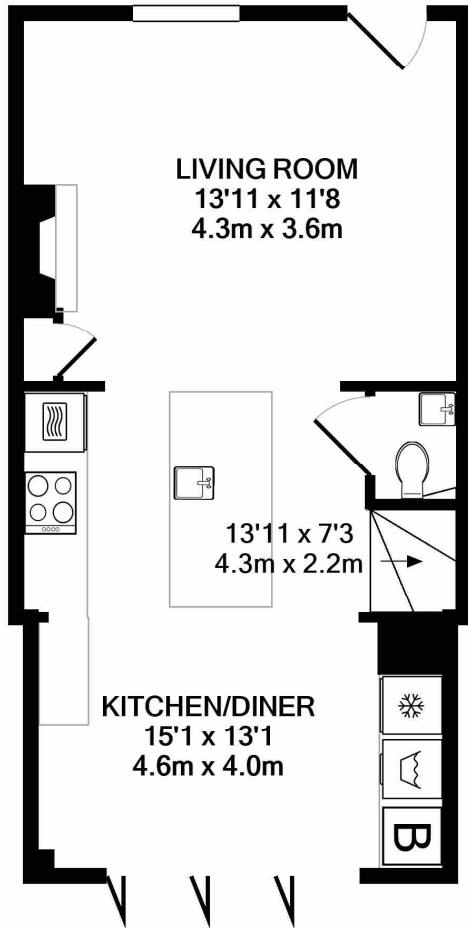
**SL6 9EH**

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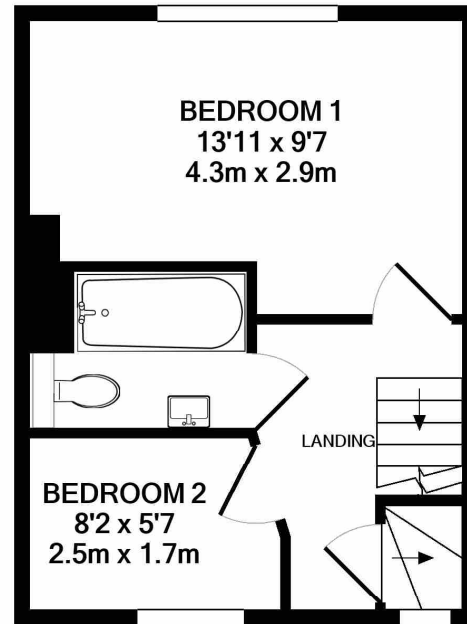
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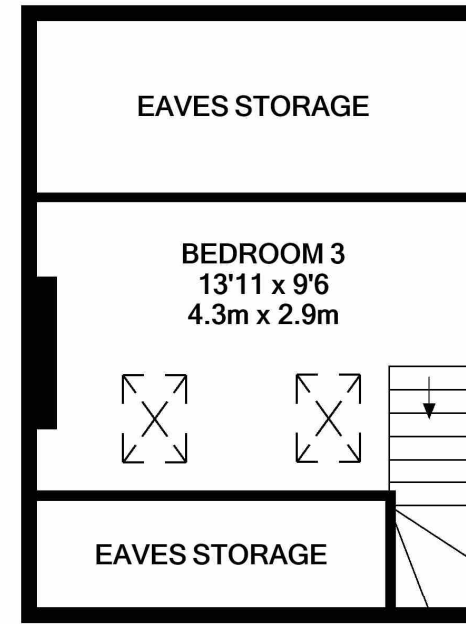




GROUND FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 257 SQ.FT.  
(23.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 258 SQ.FT.  
(24.0 SQ.M.)



**TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.6 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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