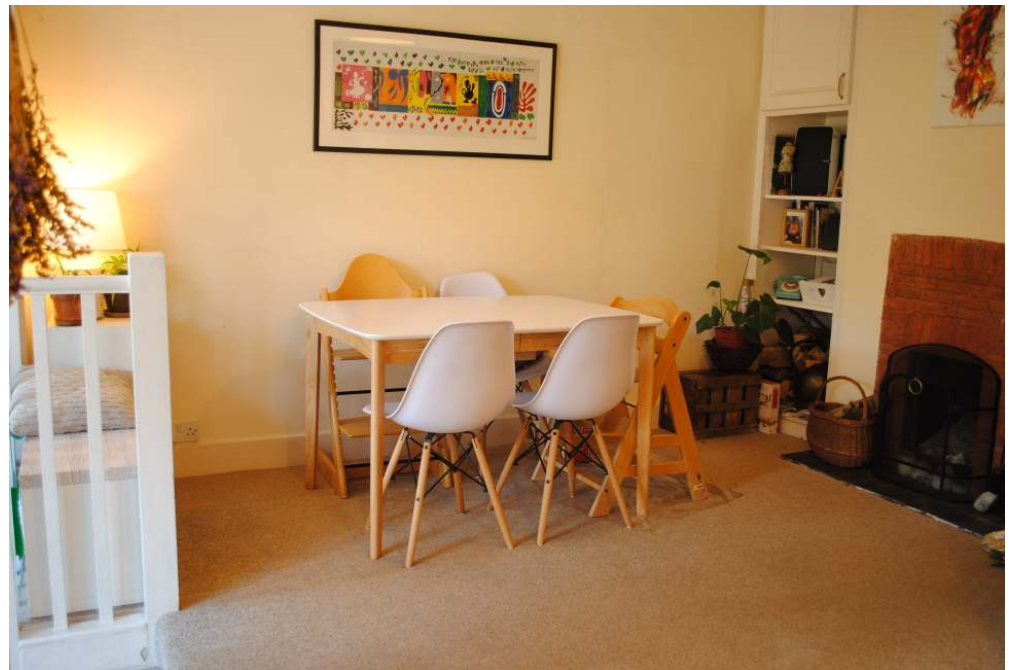


## 2 South View Cottages COOKHAM



■ AUCTIONEERS ■  
P I K E  
S M I T H  
K E M P  
■ SURVEYORS ■ VALUERS ■  
■ ESTATE AGENTS ■



## **2 South View Cottages COOKHAM SL6 9JW**

A beautifully presented three bedroom Victorian terrace cottage located within a short walk of all the local amenities including the branch line station serving Paddington & Central/East London via Crossrail (2021), Primary School, Medical Centre & 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.

**SITTING ROOM : KITCHEN  
DINING ROOM :  
THREE BEDROOMS : BATHROOM  
GOOD SIZED REAR GARDEN : GARDEN OFFICE :  
GAS FIRED CENTRAL HEATING :  
FRONT GARDEN  
PARKING TO FRONT  
EPC : D**

**GUIDE PRICE: £565,000 FREEHOLD**



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

[cookham@pikesmithkemp.co.uk](mailto:cookham@pikesmithkemp.co.uk)  
01628 532010  
[www.pskweb.co.uk](http://www.pskweb.co.uk)

## 2 South View Cottages, Cookham, SL6 9JW

The property is approached via a short pathway to the front door into;

**HALLWAY:** With space for coat rack, door to;

**SITTING ROOM:** Wooden flooring, open brick fireplace, built in shelves, bay window to front, TV points and stairs to first floor with storage cupboard beneath.

**DINING ROOM:** Dining area with working open fireplace, banister overlooking kitchen and steps down to the kitchen. T.V. Point.

**KITCHEN:** A wide range of eye and base level wooden units with work surfaces over. Integral oven with four ring hob. Tiled splash-backs and 1 and a half bowl sink with drainer, space for fridge/freezer, dishwasher and washing machine. Windows and door to rear garden.

### First Floor

**MASTER BEDROOM:** Rear aspect double glazed windows with lovely views and overlooking the garden, built in wardrobes and original feature fireplace.

**BEDROOM TWO:** Front aspect double glazed windows. Built in wardrobes. T.V. Point.

**BEDROOM THREE:** Front aspect double glazed windows. Built in wardrobes.

**BATHROOM:** wash hand basin, WC, tiled surrounds, bath with shower over, rear aspect double glazed windows.

**GARDEN OFFICE/SUMMER HOUSE:** Light and power fully functioning office facilities, or relaxing studio area. Storage shed attached

**GOOD SIZED REAR GARDEN:** Including an area of lawn and a patio area perfect for table and chairs. The perimeter fencing and hedge provides a secluded and sheltered garden.

**FRONT GARDEN:** pathway leading to front door.

**DIRECTIONS:** From our office turn right and proceed towards Cookham Dean, take the first turning on the left New Road up to High Road, turn right and the property can be found after a short distance on the right hand side.

Viewings highly recommended. Please contact:

**PIKE SMITH & KEMP**

**Lower Road**

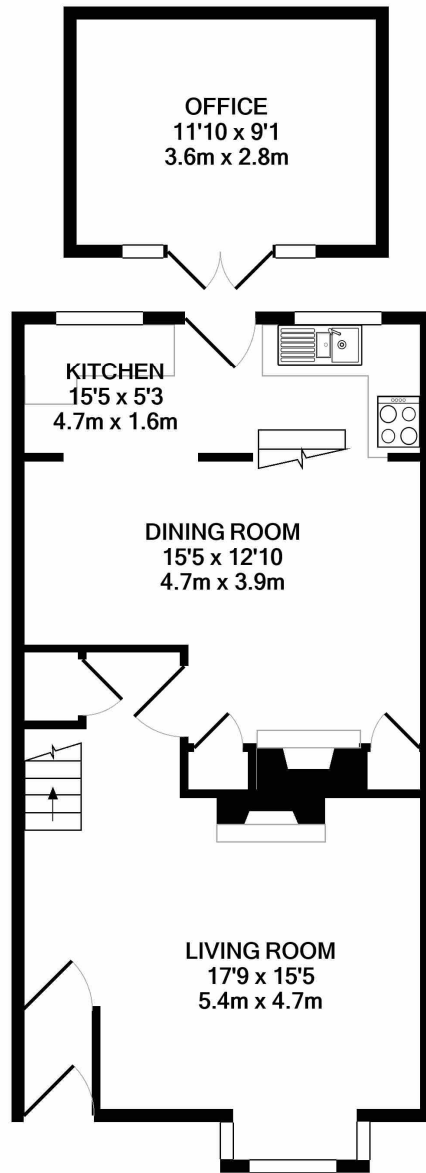
**Cookham, Berkshire**

**SL6 9EH**

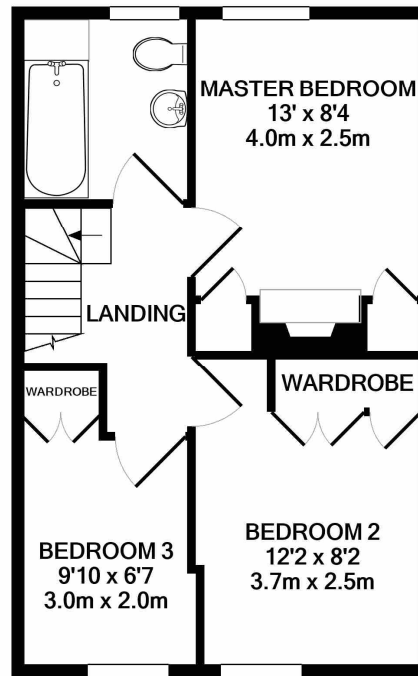
**cookham@pikesmithkemp.co.uk**

**01628 532010**

**www.pskweb.co.uk**



GROUND FLOOR  
APPROX. FLOOR  
AREA 585 SQ.FT.  
(54.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 971 SQ.FT. (90.2 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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