

**13
Burnt Oak**





13 Burnt Oak, Cookham, SL6 9RL

'13 Burnt Oak' is a four bedroom semi-detached property on a corner plot, which offers great scope for improvement and extension (subject to planning consents) to create a spacious family home. Burnt Oak is 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.

**ENTRANCE HALL : KITCHEN
SITTING ROOM / DINING ROOM
BEDROOM FOUR WITH EN SUITE : THREE FURTHER FIRST FLOOR BEDROOMS
FAMILY BATHROOM : SEPARATE CLOAK ROOM
GOOD SIZED REAR GARDEN : LARGE DETACHED GARAGE WITH DRIVEWAY PARKING
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING
POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENT)**

PRICE: £570,000 FREEHOLD



PIKE SMITH & KEMP
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Berkshire, SL6 9EH

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Ground Floor

Entrance hall, with under stairs storage, access to...

Kitchen: Benefitting from the outlook on to the garden, eye and base level units with work surfaces over, tiled splash backs and space for oven, and fridge.

Sitting Room / Dining Room,

With bay window to the front and rear door to the garden.

Ground floor bedroom suite, Double aspect double bedroom.

EN-SUITE, part tiled walls, fully tiled large shower enclosure, low level WC and pedestal wash hand basin.

First Floor

Landing: with loft access

Bedroom One: double bedroom, with window to front

Bedroom Two: double aspect, overlooking the garden

Bedroom Three: with views over the garden

Family Bathroom and WC.

Outside:

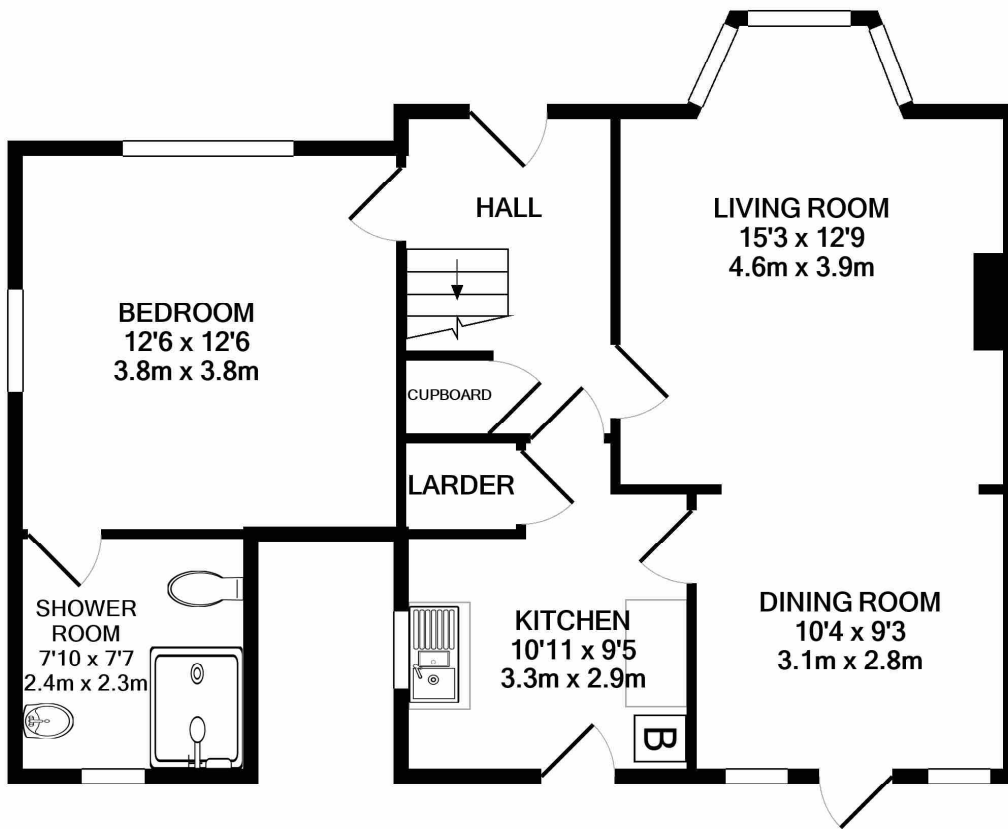
Corner plot, pleasantly situated in a secluded fence panel enclosed garden, with mature shrubs, mainly laid to lawn. Pedestrian access to single **Garage** and side gate.



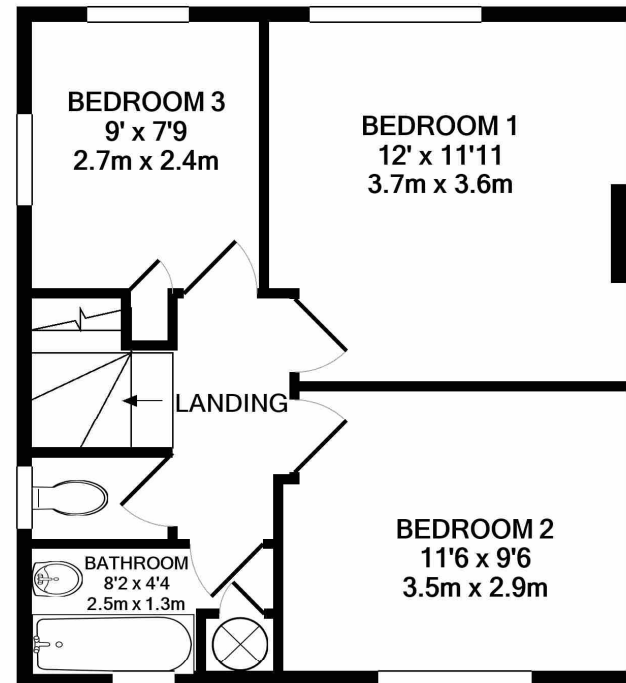
DIRECTIONS: From our office in Lower Road, proceed towards Cookham Village, turn left at the Post Office into Grange Road, second right into Burnt Oak, there is a further right hand turn, where the subject property will be found on the left hand corner.

Viewing by appointment with our Cookham office:

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GROUND FLOOR
 APPROX. FLOOR
 AREA 651 SQ.FT.
 (60.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 420 SQ.FT.
 (39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1071 SQ.FT. (99.5 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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