

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



MAGNOLIA  
COOKHAM RISE







# **MAGNOLIA, WORSTER ROAD COOKHAM SL6 9JG**

Magnolia is a stylish and contemporary five bedroom family home in excellent decorative order. The property is ideally located within short walking distance of many local amenities including the highly regarded Cookham Rise Primary School and numerous shops, cafes & restaurants. Cookham train station is also a short walk, which connects to Maidenhead, providing a fast service to London Paddington (including the newly opened Elizabeth Line with direct access to Bond Street, Tottenham Court Road, Farringdon and Canary Wharf). Glorious countryside walks and the River Thames are nearby, together with many sporting facilities including cricket club, sailing club and golf club. Heathrow, the M40, M4 & M25 are also within easy reach.

**PORCH / ENTRANCE HALL  
DINING ROOM : LIVING ROOM  
DOWNSTAIRS CLOAKROOM  
KITCHEN : CONSERVATORY  
GARAGE : UTILITY AREA  
MASTER BEDROOM WITH EN-SUITE : FAMILY BATHROOM  
3 FURTHER DOUBLE BEDROOMS  
2nd FLOOR WITH LARGE DOUBLE BEDROOM & ENSUITE SHOWER ROOM**

**EPC : C      COUNCIL TAX BAND : G**

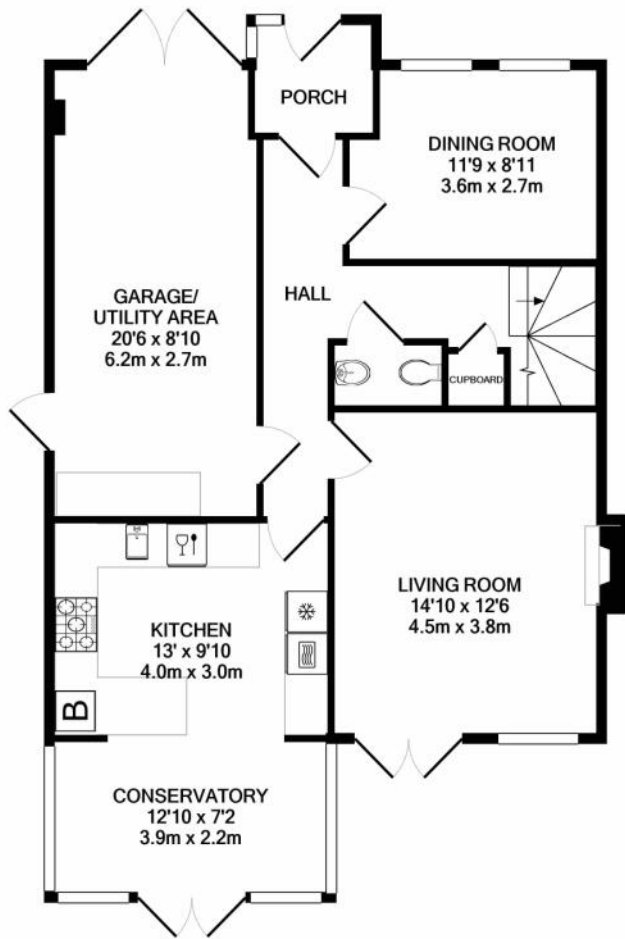
**GUIDE PRICE: £1,150,000 FREEHOLD**



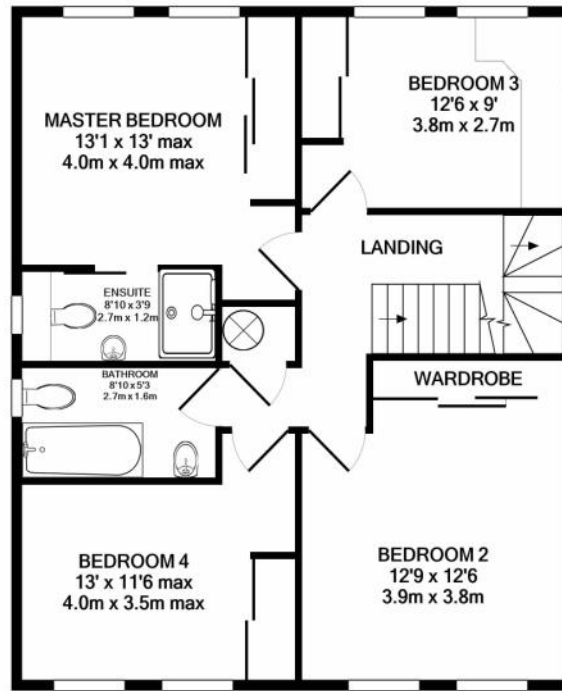
**PIKE SMITH & KEMP**  
Lower Road, Cookham  
Berkshire, SL6 9EH

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





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 880 SQ.FT.  
 (81.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 772 SQ.FT.  
 (71.7 SQ.M.)



2ND FLOOR  
 APPROX. FLOOR  
 AREA 321 SQ.FT.  
 (29.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1973 SQ.FT. (183.3 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  
 Made with Metropix ©2020





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







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







***Directions:** From the office of PSK Cookham turn right onto Lower Road, after 500yds turn left onto New Road and at the top turn left on to High Road, take the next turning on your right onto Worster Road and Magnolia can be found on your right just before Sandpipers Place.*