

1 WELLS COTTAGES COOKHAM DEAN BOTTOM



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1, WELLS COTTAGES, COOKHAM DEAN BOTTOM, SL6 9AP

A period character 2 bedroom end of terrace cottage built circa 1750, this charming cottage retains many original features with a private garden and further potential to develop the basement which already has a lightwell and a staircase (which would benefit from upgrading to comply with current building regs.) into a further bedroom, second sitting room or large study, set in a secluded location in Cookham Dean Bottom. Close to local shops & amenities including the branch line train station serving Maidenhead - Elizabeth Line direct to Bond Street, Tottenham Court Road, Farringdon and Canary Wharf. Highly regarded Cookham Dean Primary School, historic Church and several quaint village pubs are within walking distance, together with pockets of National Trust land and glorious countryside walks. The picturesque village High Street, which provides a selection of excellent restaurants/pubs and a lovely stretch of the River Thames is nearby along with easy access to M4, M25, M40 and Heathrow Airport.

**SITTING ROOM WITH BRICK FIREPLACE & WOOD BURNER
FITTED KITCHEN**

STAIRS TO BASEMENT CURRENTLY USED AS A 3rd BEDROOM & SHOWER ROOM

TWO FIRST FLOOR BEDROOMS : SHOWER ROOM

GAS CENTRAL HEATING : PART REPLACEMENT DOUBLE GLAZING

PRIVATE GARDEN TO FRONT

OFF STREET PARKING FOR 2 CARS

EPC : D

COUNCIL TAX BAND: D

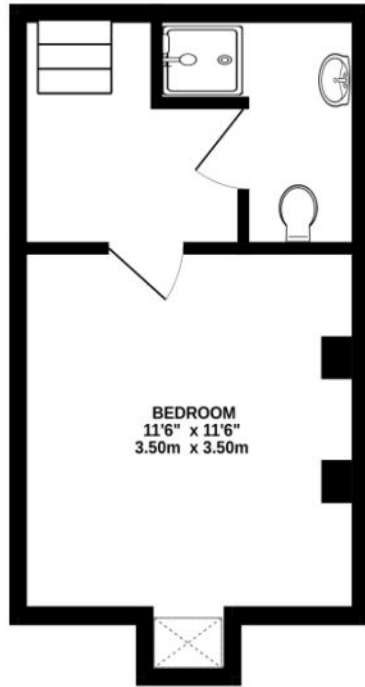
GUIDE PRICE: £420,000 FREEHOLD



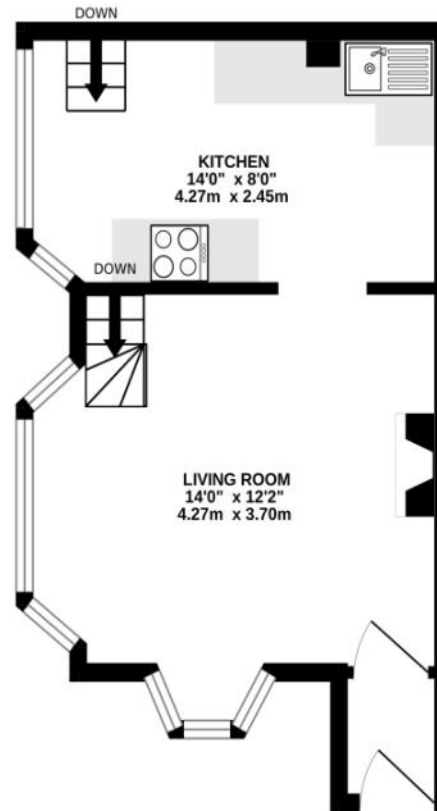
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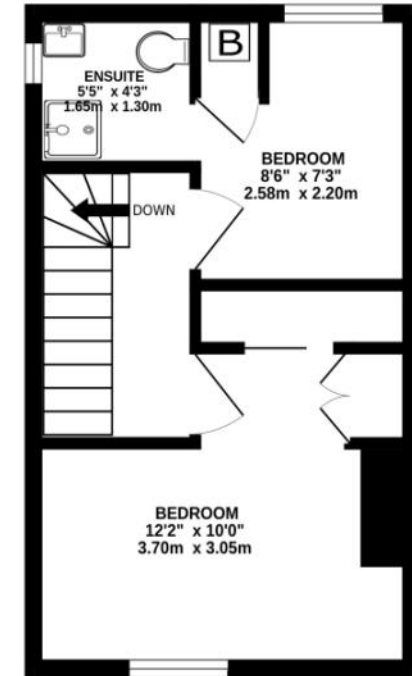
BASEMENT
218 sq.ft. (20.3 sq.m.) approx.



GROUND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions: From the Cookham office of PSK turn right and head along Lower Road, which eventually changes name to Dean Lane . Cookham Dean Bottom is on the left hand side, opposite Startins Lane and the property can be found about 500yards on your left .





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