



**17 Southwood Gardens  
COOKHAM**







# **17 Southwood Gardens COOKHAM SL6 9EB**

A five bedroom semi detached property, fully refurbished to high specification, situated in a cul-de-sac in a sought after location within Cookham Rise. All the local amenities including the branch line station serving Paddington and Central/East London via Crossrail (2021), Primary School, Medical Centre and local shops are in walking distance. This property also benefits from driveway parking, open plan kitchen & living area and no onward chain.

**ENTRANCE HALLWAY  
CONTEMPORARY FITTED KITCHEN AND  
OPEN PLAN LOUNGE/DINER  
GROUND FLOOR BEDROOM: DOWNSTAIRS WC/SHOWER ROOM  
MAIN BEDROOM WITH ENSUITE : SECOND BEDROOM  
BEDROOM THREE : BEDROOM FOUR  
FAMILY BATHROOM  
SECLUDED REAR GARDEN  
EPC: C rating**

**GUIDE PRICE: £699,000 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)

## 17 SOUTHWOOD GARDENS, COOKHAM, SL6 9EB

The property is approached via a path alongside the driveway to the front door with automatic sensor lights. Leading to:

**ENTRANCE HALLWAY:** Porcelain tiled flooring, stairs leading to the first floor, cloakroom cupboard.

**CLOAK ROOM W/C:** WC & wash hand basin, shower, tiled flooring and walls.

**GROUND FLOOR BEDROOM:** Carpet flooring, front aspect double glazed windows.

**KITCHEN:** Rear aspect, stunning contemporary open plan kitchen that comprises of base and eye level units and large picture windows making for a bright and spacious room. Sink, double oven, built in dishwasher, built in microwave, induction hobs and two built in fridge freezers. Breakfast bar dividing the kitchen and dining room/living area. Porcelain tiled flooring leading to:

**SITTING ROOM/DINER:** Spacious open plan living area with tiled & carpet flooring, TV point and rear aspect double glazed French doors leading to garden.

**MAIN BEDROOM:** Carpet flooring, rear aspect windows overlooking garden, leading to en suite..

**ENSUITE:** Comprising of WC & wash hand basin, shower with glass screen, decorative tiled floor, rear aspect double glazed window. Electric under floor heating.

**BEDROOM TWO:** Double room, side aspect double glazed windows.

**BEDROOM THREE:** Front aspect double glazed windows.

**BEDROOM FOUR:** Rear aspect double glazed windows.

**BATHROOM:** WC & wash hand basin, shower over bath, tiled floor and walls. Electric under floor heating.

**HEATING:** Underfloor heating throughout the ground floor.

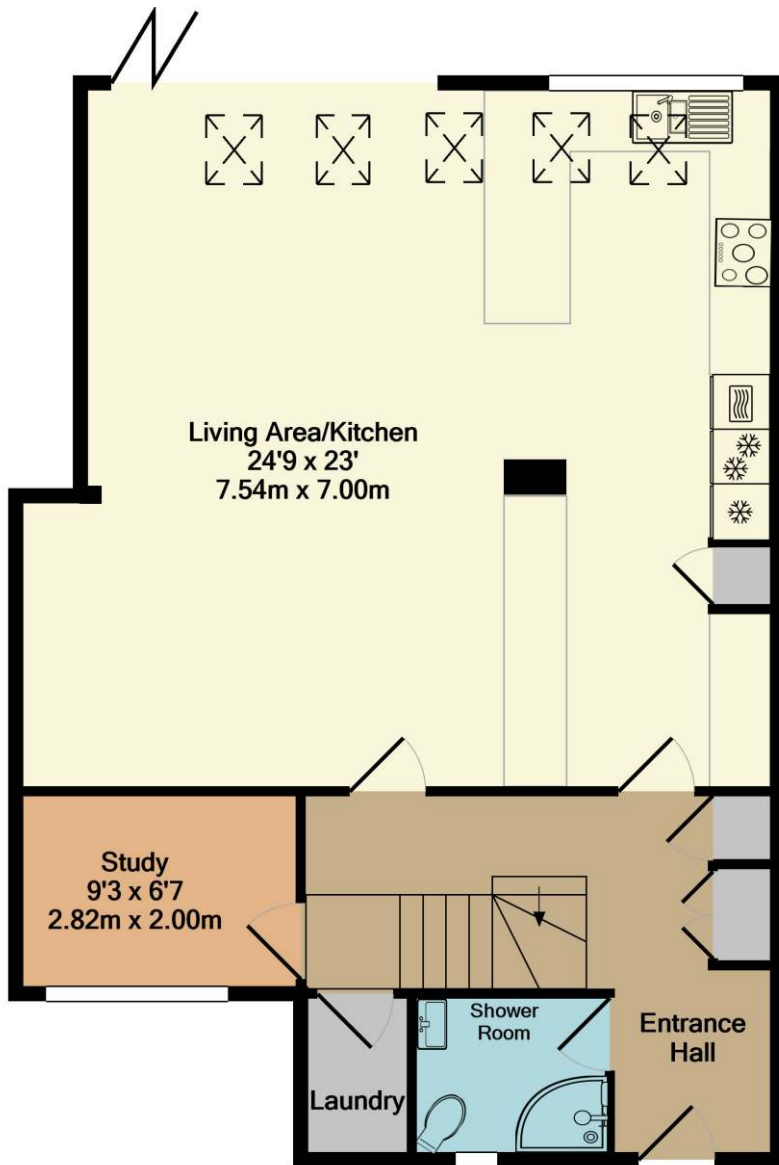
### OUTSIDE

**REAR GARDEN:** South facing, tiled terrace with wooden sleeper steps to grass lawn.

**FRONT GARDEN:** Pebbled driveway with pathway leading to front door

Viewing highly recommended. Please contact:

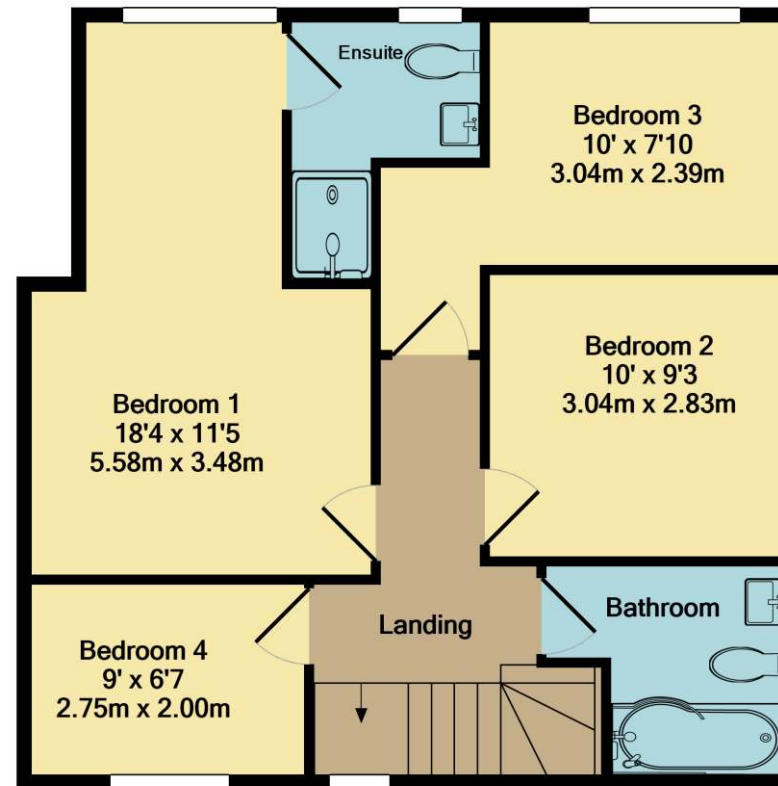
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GROUND FLOOR  
APPROX. FLOOR  
AREA 786 SQ.FT.  
(73.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1390 SQ.FT. (129.2 SQ.M.)  
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1ST FLOOR  
APPROX. FLOOR  
AREA 605 SQ.FT.  
(56.2 SQ.M.)











