

# 91 WESTWOOD GREEN



## **91 WESTWOOD GREEN, COOKHAM SL6 9DE**

91 Westwood Green is a well-presented three bedroom semi-detached house in a highly regarded, convenient location around a large central green. The property is within walking distance of a range of local amenities, local shops, cafes and restaurants and is in catchment for Holy Trinity Primary School. Cookham branch line railway station is a short level walk away, which offers a service via Maidenhead to London Paddington and Central/East London via the newly opened Elizabeth Line. There is easy access to the M4 and M40 motorway networks which link to the M25 and Heathrow airport. Cookham is surrounded by beautiful protected Countryside including many pockets of National Trust land and of course the River Thames.

**ENTRANCE HALLWAY  
SPACIOUS LIVING/DINING ROOM  
KITCHEN  
UTILITY/BOOT/STORAGE ROOM  
THREE BEDROOMS  
FAMILY BATHROOM  
INTEGRAL GARAGE : DRIVEWAY PARKING  
LONG FRONT GARDEN AND SUBSTANTIAL REAR GARDEN  
POTENTIAL TO EXTEND TO CREATE A LARGER FAMILY HOME**

**EPC : E    COUNCIL TAX BAND : E**

**OFFERS IN THE REGION OF : £750,000    FREEHOLD**



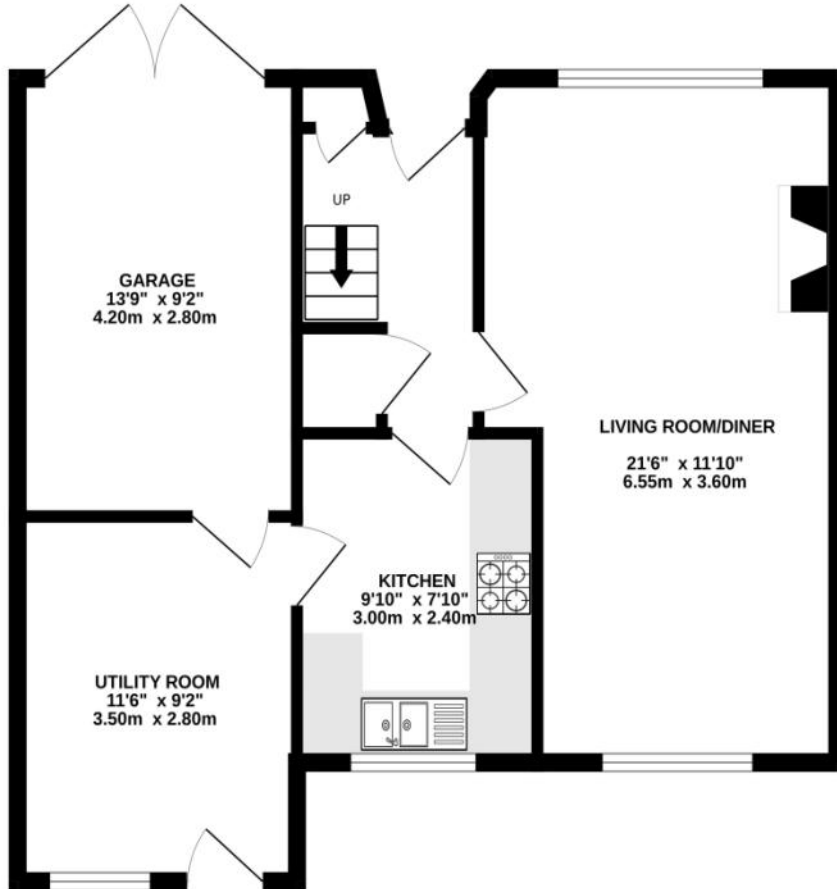
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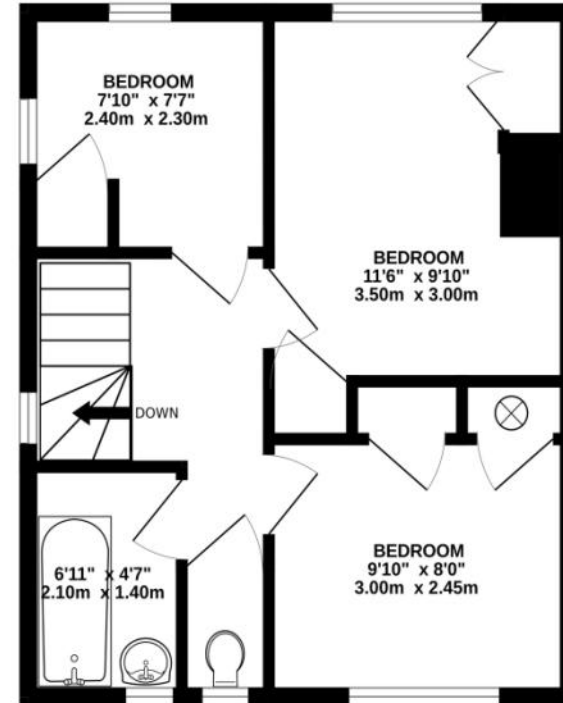




GROUND FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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 our Cookham Office turn left and follow the road over the railway line and past the parade of shops. At the mini roundabout take the right turning onto Maidenhead Road, then take the first turning on Westwood Green where you will find 91 shortly on the tight hand side.*