

**29 BURNT OAK
COOKHAM**



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29 BURNT OAK COOKHAM SL6 9RL

A three bedroom very well presented semi-detached property, which has the benefit of a loft room study space and a studio/ home office in the west facing rear garden, there is also potential to extend (subject to planning consents). 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/DINING ROOM
SITTING ROOM : CONSERVATORY/SUN ROOM
THREE BEDROOMS : FAMILY BATHROOM : SEPARATE CLOAK ROOM
STUDIO/HOME OFFICE
PRETTY REAR GARDEN : DRIVEWAY PARKING
GAS FIRED CENTRAL HEATING : DOUBLE GLAZING
POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENT)**

GUIDE PRICE: £545,000 FREEHOLD



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29 BURNT OAK, COOKHAM, BERKSHIRE SL6 9RL

The property is approached over a driveway and path with lawned area to side with shrubs and flowers, with raised flower beds leading to a part glazed front door to:

ENTRANCE HALL: With built in shelving, and understairs storage.

KITCHEN: A good range of eye and base level cupboards with work surface over, one and a half bowl sink and drainer, integrated oven with ceramic hob and extractor over, space and plumbing for washing machine and dishwasher, integrated fridge/freezer part tiled walls, breakfast counter with space for stools, larder cupboard, window to rear garden.

DINING ROOM: Open plan from kitchen with space for table and chairs.

CONSERVATORY/SUN ROOM: Bi-fold doors which open one side of the room to the garden, windows to rear.

SITTING ROOM: Windows to front, attractive feature real fire fireplace.

FIRST FLOOR

BEDROOM ONE: Front aspect, two integral wardrobes, shelving and chest of drawers.

BEDROOM TWO: Rear aspect, overlooking the garden, integral wardrobes.

BEDROOM THREE: Double aspect with built in cupboards and shelving.

FAMILY BATHROOM: Bath with wood style panelling pedestal wash hand basin, bath with mixer taps and shower over.

WITH SEPARATE CLOAK ROOM: Low level W.C.

PULL DOWN LADDER TO LOFT ROOM/STUDY AREA

GARDEN

PRETTY REAR GARDEN: Including an area of lawn, with herbaceous borders and shrubs, with panel enclosed fencing, paving stones and a patio area. A wooden garden store and, **STUDIO/HOME OFFICE:** Fully insulated with heating and internet connection, utility area to rear.

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 at the end of the cul-de-sac on the right hand side.

Viewing by appointment with our Cookham office:

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