



**116 BROOM HILL,
COOKHAM**

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



116, BROOM HILL COOKHAM, BERSKIRE. SL6 9LQ

Located in a small cul-de-sac, this spacious three bedroom semi detached home, occupies a convenient setting within walking distance of many of Cookham's amenities. The accommodation offers good sized family living, including an additional garden room and there is scope for further re-modelling and modernisation if required. The property is located just a stone's throw from the Recreation Ground, local shops, medical centre, excellent schools (namely Cookham Rise and Cookham Dean Primary schools), highly regarded Nursery and Cookham train station providing a branch link to Maidenhead serving Paddington & Central London & City (via the newly opened Elizabeth Line). Access to the M4 and M40 motorway networks are nearby, which link to the M25 and Heathrow airport.

**ENTRANCE LOBBY : LARGE LIVING ROOM : GARDEN ROOM
KITCHEN : COVERED SIDE PASSAGEWAY
3 BEDROOMS : FAMILY BATHROOM
GAS CENTRAL HEATING : DOUBLE GLAZING THROUGHOUT
DRIVEWAY : ATTACHED GARAGE
PRIVATE REAR GARDENS
AMPLE SCOPE FOR FURTHER IMPROVEMENT AND/OR EXTENSION**

EPC RATING: D COUNCIL TAX BAND: E

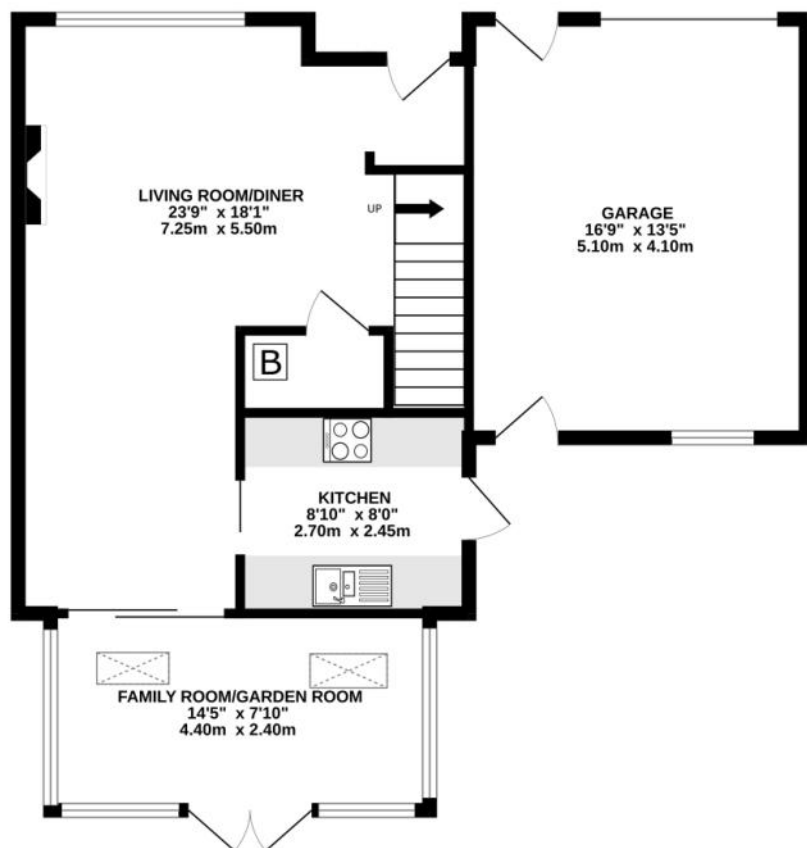
PRICE: OFFERS IN EXCESS £580,000 FREEHOLD



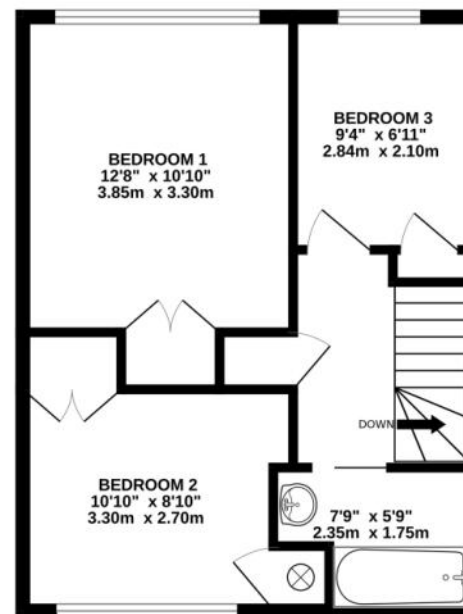
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Berkshire, SL6 9EH

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GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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 onto Lower Road towards Cookham Dean. Take the Whyteladyes Lane turning on the left just before open farmland. Turn second left into Broom Hill and take the immediate left turn into the cul de sac. No 116 will be found on the right hand side.





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