

**27 BROOM HILL
COOKHAM**



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27 BROOM HILL, COOKHAM, SL6 9LH

27 Broom Hill is an immaculately presented two bedroom first floor maisonette on the popular Broom Hill development in Cookham, which has recently undergone redecoration. The property has two double bedrooms, both with fitted wardrobes and benefits from a good sized private rear garden and a garage. It is ideally located within short walking distance of many local amenities including the highly regarded Cookham Rise Primary School and numerous shops, cafes & restaurants. Cookham train station is also a short walk, which connects to Maidenhead, providing a fast service to London Paddington (including the newly opened Elizabeth Line with direct access to Bond Street, Tottenham Court Road, Farringdon, Liverpool Street and Canary Wharf). Glorious countryside walks and the River Thames are nearby, together with many sporting facilities including cricket club, sailing club and golf club and the nearby Odney Club (John Lewis Members Club, which is open to Cookham Residents for an annual fee). Heathrow, the M40, M4 & M25 are also within easy reach.

ENTRANCE HALL

LARGE 'light & airy' LIVING ROOM

REFITTED KITCHEN : BATHROOM

TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES

GAS FIRED BOILER PROVIDING CENTRAL HEATING & HOT WATER

FULLY BOARDED LOFT SPACE POTENTIAL TO CONVERT TO 2 BEDROOMS & BATHROOM

SEALED UNIT DOUBLE GLAZED WINDOWS

GARAGE

PRIVATE GARDEN

EPC : C COUNCIL TAX BAND: D

GUIDE PRICE : £345,000. LEASEHOLD (with 940 years remaining)



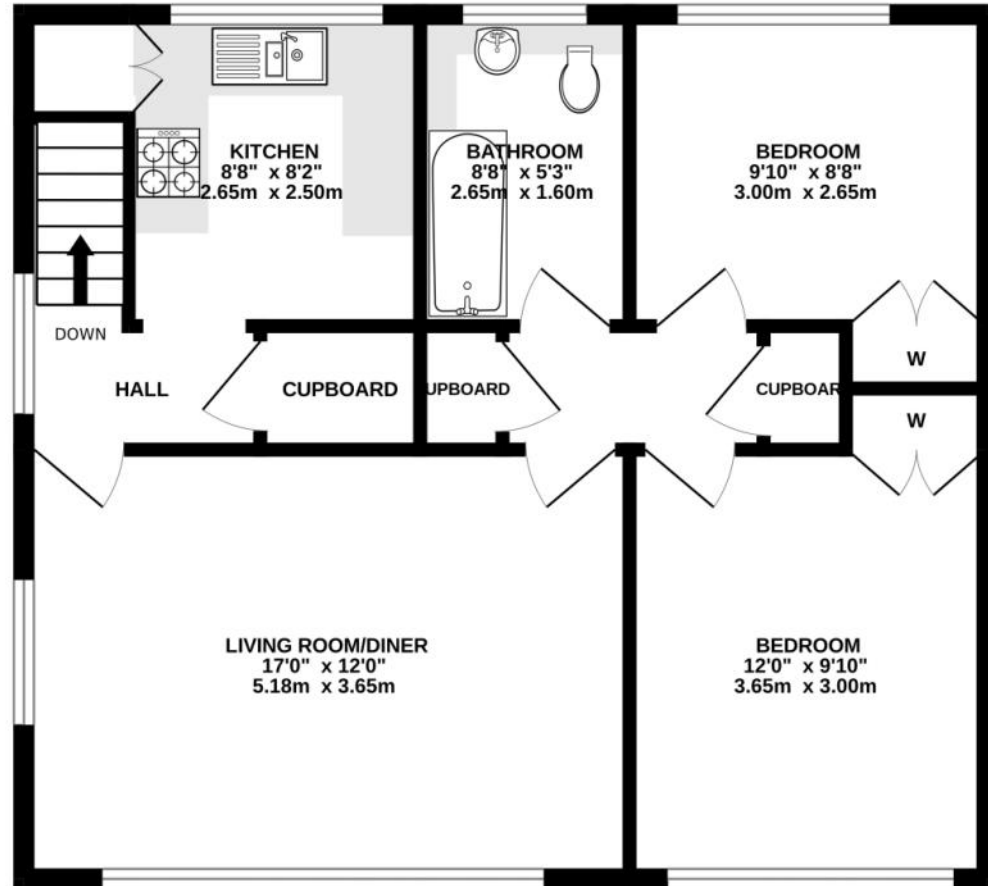
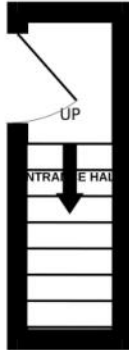
PIKE SMITH & KEMP
Lower Road, Cookham
Berkshire, SL6 9EH

cookham@pikesmithkemp.co.uk
01628 532010
www.pskweb.co.uk



ENTRANCE FLOOR

1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



Directions: From our office in Lower Road, proceed towards Cookham Dean turning left at Whyteladyes Lane, then take the second left into Broom Hill, carry on until the T-junction and turn left and you will find the property on your right hand side.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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