

31 WESTWOOD GREEN COOKHAM



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31 WESTWOOD GREEN, COOKHAM SL6 9DD

31 Westwood Green is a well presented 4 bedroom semi detached house in a highly regarded and convenient location around a large central Green and is within walking distance of a range of local amenities, local shops, cafes and restaurants and is in catchment area for Holy Trinity School. The property has been granted permission (application number 23/01911) for extension. Cookham train station is a short stroll, 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 Countryside including many pockets of National Trust land and of course the River Thames.

**NO ONWARD CHAIN
ENTRANCE PORCH
HALLWAY TO LIVING ROOM : LARGE KITCHEN DINER
CLOAKROOM / WC BATHROOM
MASTER BEDROOM WITH ENSUITE SHOWER ROOM
3 FURTHER BEDROOMS
FAMILY BATHROOM
INTEGRAL GARAGE : DRIVEWAY PARKING
POTENTIAL TO REMODEL OR EXTEND
Planning permission granted APP No. 23/01911 (RBWM) Plans available**

EPC : C COUNCIL TAX BAND : F

GUIDE PRICE: £765,000 FREEHOLD



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

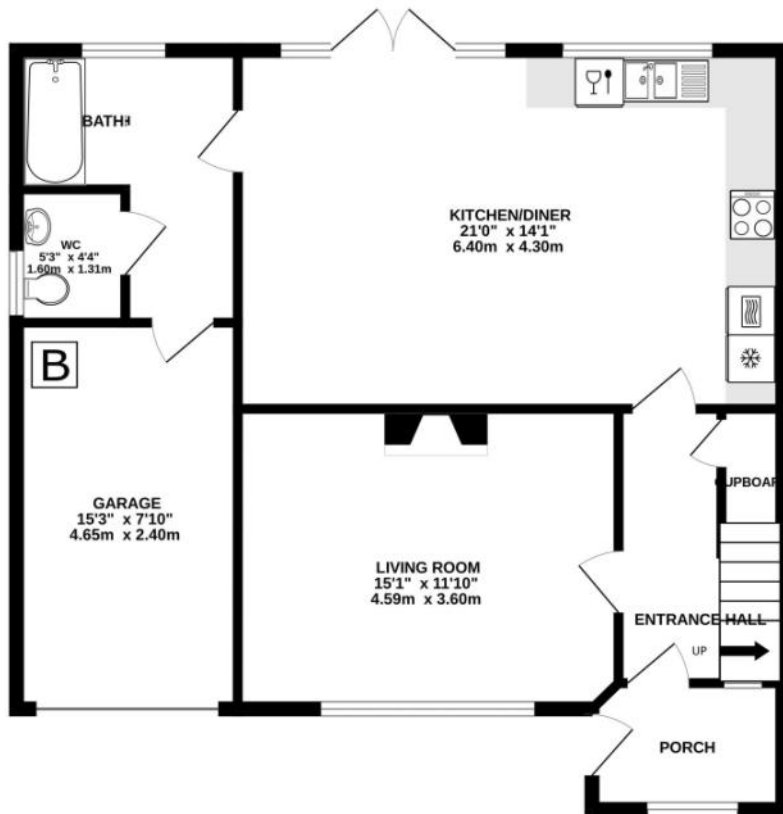
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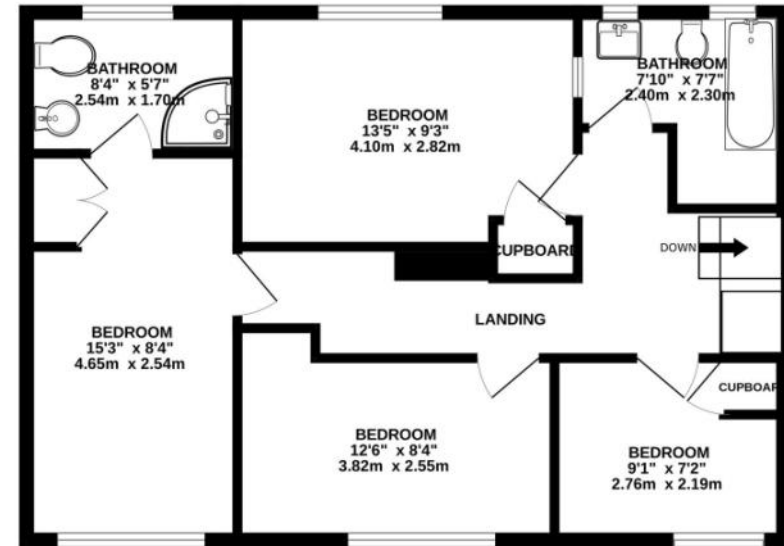
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GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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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 31 on your left hand side.