

# HILLTOP COOKHAM RISE



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# HILLTOP, GRAHAM ROAD, COOKHAM RISE, SL6 9JQ

A spacious semi-detached 4 bed Victorian home offering scope for modernisation and re-modelling, benefitting from two good sized reception rooms and a spacious kitchen/breakfast room. The property, which has considerable charm and numerous character features 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 Elizabeth Line with direct access to Bond Street, Tottenham Court Road, Farringdon 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. Heathrow, the M40, M4 & M25 are also within easy reach. Residents of the village are also entitled to apply for membership of The Odney Club (c.£500 pa) giving access to many acres of riverside parkland gardens, tennis courts & swimming pool, plus clubhouse/restaurant, all of which are located just a short walk away.

**ENTRANCE HALL : SPACIOUS KITCHEN / BREAKFAST ROOM : SEPARATE DINING ROOM / FAMILY ROOM WITH DOORS TO REAR GARDEN. : SITTING ROOM WITH FEATURE FIREPLACE : FOUR BEDROOMS : FAMILY BATHROOM : SHOWER ROOM : GAS FIRED CENTRAL HEATING : REAR GARDEN WITH PATIO : DRIVEWAY/OFF STREET PARKING TO REAR : SCOPE FOR IMPROVEMENT : SOUGHT AFTER LOCATION**

**EPC : E COUNCIL TAX BAND : D**

**GUIDE PRICE: £799,000 FREEHOLD**



**PIKE SMITH & KEMP**  
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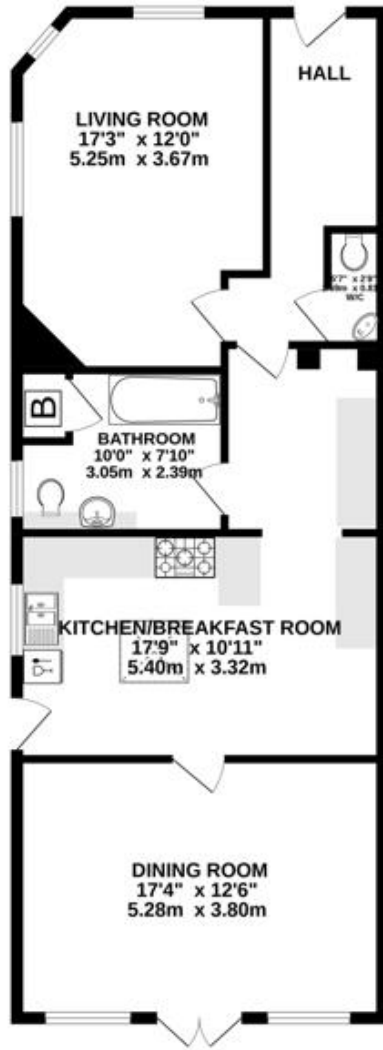


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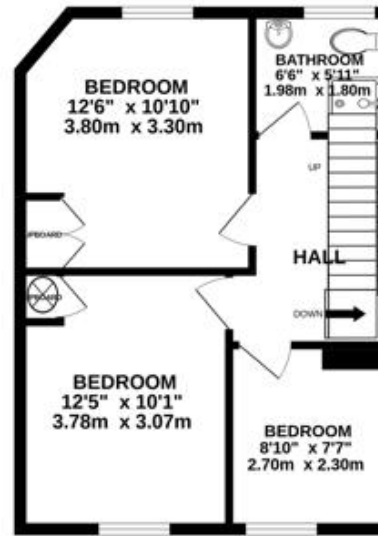




GROUND FLOOR  
842 sq ft. (78.2 sq.m.) approx.



1ST FLOOR  
433 sq ft. (40.3 sq.m.) approx.



LOFT ROOM  
154 sq ft. (14.3 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.8 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 office, turn right and proceed along Lower Road, turn left into New Road and continue straight over where the property will be found as the first house on the right hand side*