

**KENNET, NEW ROAD
COOKHAM**



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KENNET, NEW ROAD, COOKHAM, SL6 9HB

An attractive well-presented three double bedroom terraced contemporary property with spacious living accommodation. The property has attractive enclosed and private gardens, the front with field views and benefits from a garage which could also be a home office. 'Kennet' is located in an excellent position in Cookham Rise within a short walk of all local amenities including the highly regarded Cookham Rise Primary School, Cookham train station providing a branch line service to Maidenhead serving Paddington & Central/East London (Crossrail/Elizabeth Line giving direct access to Bond Street, Tottenham Court Road, Farringdon and Canary Wharf). Cookham Rise benefits from a large selection of shops, cafes and restaurants. Glorious countryside walks and the River Thames are nearby, together with many sporting facilities including cricket club, sailing club and golf club. Heathrow airport, the M40, M4 & M25 are also within easy reach.

NO ONWARD CHAIN
THREE DOUBLE BEDROOMS, : FAMILY BATHROOM
OPEN PLAN KITCHEN/DINING/LIVING ROOM
ENTRANCE HALLWAY : SHOWER ROOM WITH WC
FRONT AND REAR ENCLOSED GARDENS
GARAGE/HOME OFFICE
DRIVEWAY WITH VEHICLE AND PEDESTRIAN ACCESS
(NO PARKING ON DRIVEWAY)

EPC : C COUNCIL TAX BAND: E

GUIDE PRICE : £660,000 FREEHOLD



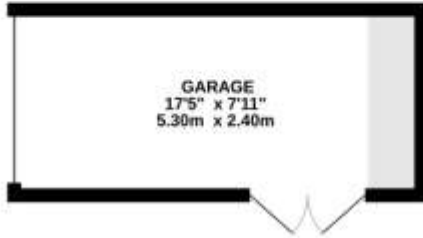
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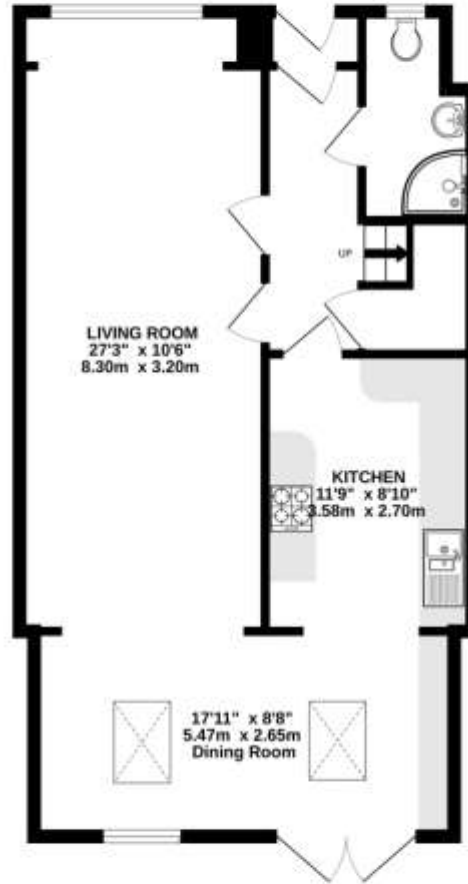




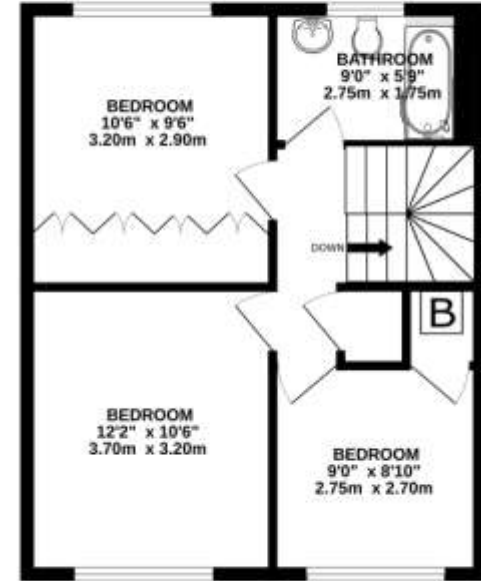
OUTBUILDING
137 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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 where the property will be found towards the top on the left hand side.*



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