

## COOKHAM, Berkshire



**Excellent family home built to high specification about 2 years ago**  
**HALL: CLOAKROOM: SITTING ROOM: DINING ROOM: QUALITY KITCHEN**  
**3 GOOD BEDROOMS; EN-SUITE SHOWER ROOM: FAMILY BATHROOM**  
**GAS CENTRAL HEATING: DOUBLE GLAZING**  
**OFF ROAD PARKING FOR 2 CARS**  
**PRIVATE REAR GARDEN WITH VIEWS**

**PRICE...£419,500...FREEHOLD**

# Pear Tree Cottage, 8b Maidenhead Road COOKHAM, Berkshire, SL6 9EA

An excellent semi detached family house built about 2 years ago to a high specification including solid oak panelled internal doors, coved ceilings to the ground floor and luxury kitchen and bathrooms situated on the edge of the village with views to National Trust countryside.

Cookham is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and rail station linking via Maidenhead to London Paddington situated between Marlow, Maidenhead & Beaconsfield with good access to both the M4 & M40.

*Directions: From our Bourne End office proceed to the mini roundabout and bear right into Station Road. Follow this road over Cookham Bridge and turn right into the High Street. Continue across The Pound, straight over the first mini roundabout and at the second turn left. Shortly after the bridge turn left into Maidenhead Road and the property will be found on the left.*

## GROUND FLOOR

**Entrance Porch:** Outside lights, front door to:

**Entrance Hall:** Doormat well, turn staircase with cupboard under, radiator, down lighters, wall thermostat, oak floor.

**Cloakroom:** White suite of vanity basin, WC with concealed cistern, radiator, extractor fan, tiled floor.

**Sitting Room:** 16'6 x 12'2 (5.03m x 3.71m) radiators, TV point, oak floor, wide archway to:

**Dining Room:** 11'1 x 9'8 (3.38m x 2.95m) part conservatory roof, oak floor, radiator, French windows to garden and opening to:

**Kitchen:** 10'8 x 10' (3.25m x 3.05m) Modern white fronted units with granite work surfaces, inset 1 ½ bowl stainless steel sink, four ring gas hob with hood over, eye level double oven, integrated dishwasher, fridge, freezer, washing machine, radiator and door to hall.

## FIRST FLOOR

**Landing:** Access to loft, cupboard housing gas fired boiler and programmer, pressurised hot water system.

### Master Suite:

**Bedroom** 14' x 10'5 (4.27m x 3.18m) Far reaching views to Cliveden, radiator, TV point, oak flooring, telephone point, door to:

**Shower Room:** Large cubicle with power shower, wash basin, WC with concealed cistern, ladder radiator, shaver point, part tiled walls, tiled floor, down lighters.

**Bedroom 2:** 10'5 x 10'4 (3.18m x 3.15m) Radiator, oak flooring.

**Bedroom 3:** 8'11 x 6'8 (2.72m x 2.03m) Radiator.

**Family Bathroom:** White suite of bath with shower over, wash basin, WC with concealed cistern, shaver point, extractor fan, ladder radiator, part and fully tiled walls, tiled floor, down lighters.

## OUTSIDE

**Front:** Parking area for two cars with shrub borders and wide gated side access with two sheds leading to:

**Rear Garden:** Approx. 29' x 28' (8.84 x 8.53m) Across the rear of the property is a paved patio with outside lighting and garden tap. The remainder of the garden is laid to lawn for easy maintenance, enclosed with panel fencing, enjoying an open aspect to the rear.

**For an appointment to view please contact:**

**Hunt & Nash**

**12 The Parade, Bourne End, Bucks. SL8 5SY**

**Tel: 01628 522568**

**Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)**

For details of all our properties please visit

**[www.huntandnash.co.uk](http://www.huntandnash.co.uk)**

**Ref: BE 428**

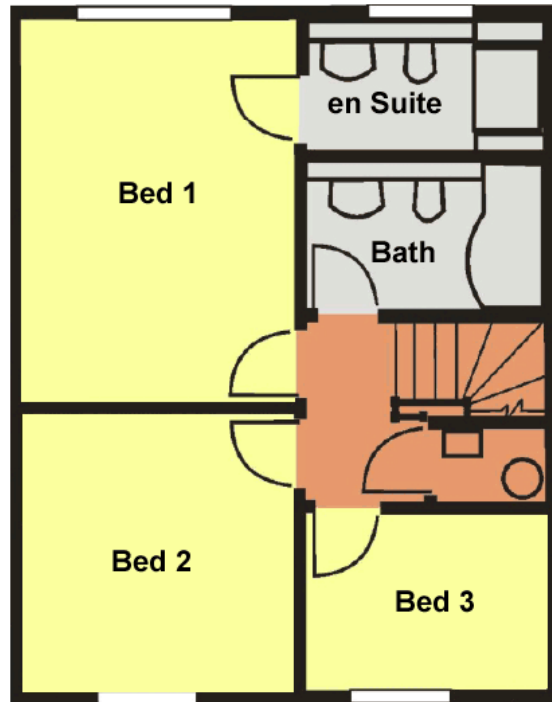
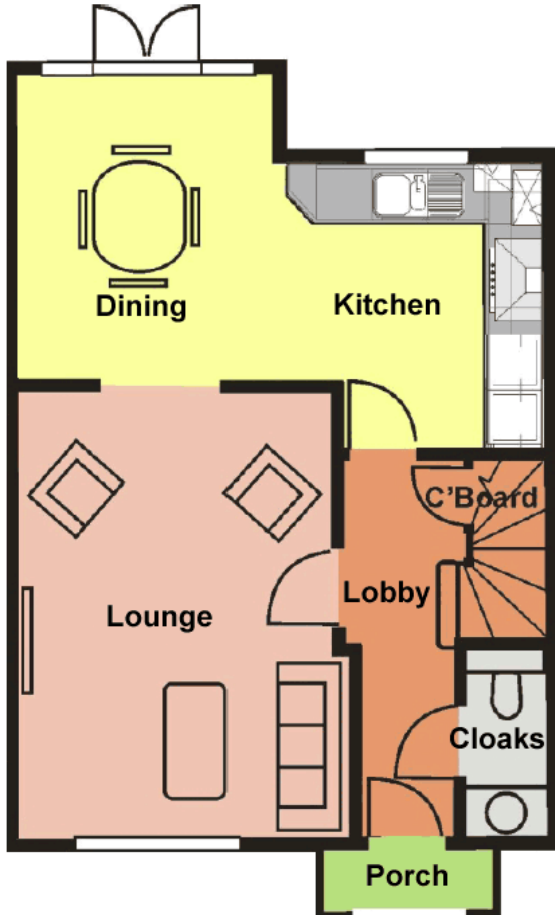
**Lettings & Management:** For further information on our comprehensive range of services for Landlords please call **0118 934 6300**.

**Surveys:** We have a team of fully qualified surveyors with good local knowledge covering an area of approx. 30 mile radius of Marlow. For further information please call **0845 601 4206**.

**Note:** These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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