

HUNT & NASH

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25 Broomhill, Cookham Berkshire SL6 9LH

**GROUND FLOOR MAISONETTE
TWO DOUBLE BEDROOMS: RE FITTED BATHROOM SUITE
DOUBLE ASPECT SITTING ROOM: KITCHEN
PRIVATE FRONT & REAR GARDENS
GARAGE AND PARKING: REMAINDER 999 YEAR LEASE
ANNUAL GROUND RENT OF JUST £15.00
COUNCIL TAX BAND D: EPC RATING D**



A spacious two double bedroom ground floor maisonette in the heart of this popular development enjoying plenty of privacy.

A double aspect sitting room has an engineered oak floor and a large picture window overlooking the private front garden. There are areas for both sitting and dining and an inner hall off the living room leads to the bedrooms and bathroom. The kitchen is fitted with a range of base units below fitted work tops with space for the usual appliances. A rear aspect window looks out on to the private rear garden.

Bedroom one is at the front of the property and has a built in recessed wardrobe, as does bedroom two, that is located at the rear. The bathroom has been refitted with a modern white suite comprising of a panelled bath with shower and glass screen above, a low level WC and a wash hand basin with storage below.

A particular feature of this lovely property is the fact that it benefits from having both a front and a rear private garden allowing you to take full advantage of the sun as it moves throughout the day. The front garden is surrounded by mature hedging and is well stocked with a variety of flowers and shrubs. The rear garden is mainly lawn with a paved patio area. Adjacent to the property is a single garage at the end of a block of four. Parking is readily available

Cookham is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Central London (Elizabeth Line). The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Beaconsfield, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

HMRC Anti Money Laundering

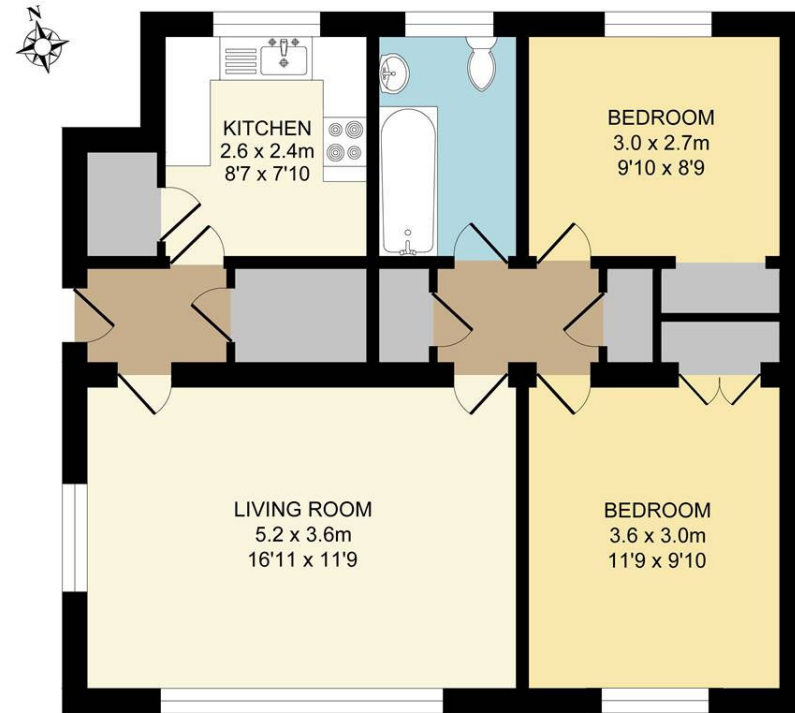
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR

GUIDE PRICE . . . £399,950 . . . LEASEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 61.0 SQ.M. (657 SQ.FT.)
All 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. Not to scale.
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12 The Parade, Bourne End SL8 5SY
bourneend@huntandnash.co.uk



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