



81 WESTWOOD GREEN, COOKHAM
PRICE: O.I.R.O. £765,000 FREEHOLD

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MILSON

**81 WESTWOOD GREEN
COOKHAM
BERKSHIRE SL6 9DE**

PRICE: O.I.R.O. £765,000 FREEHOLD

An extended semi detached four bedroom house with scope for further extension and refurbishment (subject to usual consents) with a large rear garden located in this ever popular development, a stone's throw from Cookham Rise amenities and railway station.

**FOUR BEDROOMS, ONE WITH EN SUITE:
FAMILY BATHROOM: THROUGH LOUNGE
DINING ROOM: KITCHEN BREAKFAST
ROOM: CLOAKROOM: INTEGRAL GARAGE:
GAS CENTRAL HEATING: DOUBLE
GLAZING: DRIVEWAY PARKING: FRONT
AND REAR GARDENS: PLEASANT
LOCATION WITH VIEW OVER THE GREEN:
CONVENIENT LOCATION:
NO ONWARD CHAIN:**

TO BE SOLD Westwood Green is a development of semi detached properties all with a pleasant outlook facing onto a large green, this property is on the Northern edge of the green and a short walk to Cookham Rise amenities, the property has been extended to provide a fourth bedroom and en suite shower room and could be further be extended and modernised (subject to the usual consents). The rear garden is a good size and there is driveway parking as well as an integral garage. Cookham Rise has a good range of village amenities including grocery shops, cafes, schooling, doctors, dentist and pharmacy as well as the branch line railway station leading to Maidenhead mainline railway station with fast services via the Elizabeth Line to central London and beyond. For the motorist the M4 and M40 motorways are easily accessible. This property is offered with no onward chain.

The accommodation in further detail comprises:
Double glazed front door to **ENTRANCE VESTIBLE** with double glazed side window, large storage cupboard and tiled floor, double glazed door to **HALLWAY** with understairs cupboard, radiator with shelving over.



THROUGH LOUNGE DINING ROOM with double aspect double glazed window to front and double glazed window to rear, two radiators, coved ceiling, original parquet flooring, wall light points.



KITCHEN/ BREAKFAST ROOM good range of kitchen wall and floor unit comprising cupboards, drawers and shelving, one and half bowl stainless steel sink unit, built in Neff washing machine, built in Neff electric oven and built in Neff electric hob with extractor over, extensive worktops, radiator, deep

understairs cupboard, double glazed window to rear, double glazed door to rear.
CLOAKROOM low WC, wash basin, double glazed leaded light window, extractor fan.
LANDING with loft access



BEDROOM ONE two double glazed windows overlooking the green, fitted triple door wardrobe, radiator **EN SUITE SHOWER ROOM**, with large shower cubicle with shower door and Aqualisa shower unit, pedestal washbasin, low WC, radiator, downlights, extractor fan, double glazed leaded light window and half tiled walls.



BEDROOM TWO built in double wardrobe, radiator and double glazed window overlooking garden.



BEDROOM THREE double glazed window overlooking green, radiator, coved ceiling, built in wardrobe.

BEDROOM FOUR double glazed window overlooking garden, coved ceiling, radiator, two built in wardrobes.



FAMILY BATHROOM with panelled bath with mixer tap shower, pedestal basin, low WC, radiator, fully tiled flooring, double glazed window to garden, radiator.

OUTSIDE

TO FRONT area of lawn with cherry tree and driveway leading to integral **GARAGE** with up and over door, power and light and wall mounted Worcester gas central heating boiler.



Gated side access through to **REAR GARDEN** with large paved patio area with outside tap and low retaining wall with steps up to large area of lawn with hedging on three sides, garden shed, mature flower and shrub beds.



DIRECTIONS from our office in Cookham Rise turn right onto Station Hill, turn right at the mini roundabout and take the first road on the right, Westwood Green, where number 81 can be found on the right hand side.

AC3407 EPC BAND: C

COUNCIL TAX BAND: E

VIEWING. Please arrange to view with our **Cookham Office on 01628 531222**. We shall be pleased to accompany you on your inspection.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further detail

Draft Details for Client Approval

Approximate Gross Internal Area
Ground Floor = 50.3 sq m / 541 sq ft
First Floor = 57.4 sq m / 618 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 120.7 sq m / 1,299 sq ft

