



29 LESTERS ROAD, COOKHAM
PRICE: £570,000 FREEHOLD

am ANDREW
MILSON

**29 LESTERS ROAD
COOKHAM
BERKS SL6 9LR**

PRICE: £570,000 FREEHOLD

Situated in a quiet cul de sac location approximately a mile from the centre of Cookham Rise, a superbly improved and extended end of terrace house with nearly 1700 square feet of accommodation.

**VERY PRIVATE GARDENS TO SIDE & REAR:
MAIN BEDROOM WITH DRESSING AREA &
ENSUITE SHOWER ROOM:**

THREE FURTHER BEDROOMS:

FAMILY BATHROOM: SITTING ROOM:

KITCHEN/BREAKFAST ROOM:

**FAMILY/DINING ROOM WITH SHARED LOG
BURNER: SHOWER ROOM:**

UTILITY ROOM: GAS CENTRAL HEATING:

DOUBLE GLAZING:

NO ONWARD CHAIN:

TO BE SOLD: situated in a quiet cul de sac, this end of terrace house is well appointed and cleverly extended on two floors to create a four bedroom family home. A great feature of the property is the main bedroom suite which is of a good size and has a large dressing area and capacious, luxuriously appointed ensuite bathroom room. The ground floor has been greatly extended and the kitchen/breakfast room being open plan with the family/dining room is light and airy with the central feature being a double sided log burning stove. The rear and side gardens provide good outdoor space with a high degree of privacy. Lesters Road is situated approximately a mile from the centre of Cookham Rise with a good range of shops for day to day needs, medical centre, dentist, popular village school and the branch line railway station linking to Maidenhead main line to London Paddington. The M4 and M40 motorways are also close by. The accommodation in further details comprises:

COVERED PORCH with composite front door to **HALLWAY** with radiator and timber flooring.



SITTING ROOM double glazed Georgian grill window to front, radiator, log burning stove, shelving and television aerial point.



KITCHEN/BREAKFAST ROOM with an excellent range of wall and floor cupboards and drawers with butcher's block, extensive work tops, one and a half bowl stainless steel sink unit, SMEG range gas cooker with Baumatic extractor fan over, built in coffee machine, plumbing for dishwasher, peninsular breakfast bar, built in fridge freezer, double glazed window to rear, downlights



FAMILY/DINING ROOM with timber flooring, triple aspect with double glazed windows to rear and side and three pane bifold doors, television aerial point, radiator in screen, timber flooring, feature central double sided log burning stove.

UTILITY ROOM with timber flooring, floor to ceiling triple door storage cupboard with shelves, plumbing for washing machine, vent for tumble dryer, work top, double glazed window to side, downlight, extractor fan.

SHOWER ROOM tiled shower cubicle with bi-fold doors and power shower unit, wash basin in vanity cupboard, low w.c., double glazed Georgian grill window to front, downlight, extractor fan.

FIRST FLOOR

LANDING with access to loft, airing cupboard with hot water cylinder.



MAIN BEDROOM double glazed windows to rear, television aerial point and radiator.

DRESSING ROOM with built in storage and hanging space. Downlights and sun pipe.



ENSUITE BATHROOM with four piece suite of large double walk in shower cubicle with Triton power shower, feature twin granite circular wash basins in vanity cupboard unit, large corner bath, low w.c., heated towel rail, downlight, fully tiled walls and floor, extractor fan and double glazed window.



BEDROOM TWO double glazed Georgian grill window to front, radiator, built in wardrobe.

BEDROOM THREE double glazed window to rear with radiator and built in wardrobe.

BEDROOM FOUR double glazed window to front and radiator.

FAMILY BATHROOM large corner bath with Mira electric shower unit, low w.c., wash basin in vanity cupboard, chromium heated towel rail, double glazed window, fully tiled walls and floor.

OUTSIDE



THE REAR GARDEN Paved patio area to side of house stepping down to a good sized area of lawn, all surrounded by hedging and fencing giving a high degree of privacy.

TO THE FRONT is a storage cupboard housing the gas central heating boiler, gated access to

THE SIDE GARDEN with extensive paved area, outside lights and power points, extending to

CO3601120

EPC BAND: D

VIEWING: To avoid disappointment, please arrange to view with our **Cookham office on 01628 531 222**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our office in Cookham turn left into Station Hill, over the level crossing into Lower Road and proceed to the end and turning left into Whyteladies Lane. Ascend the hill and Lesters Road can be found on the right. Once in Lesters Road take the first turning on the left where the property to be sold can be found at the end of the cul de sac.

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.

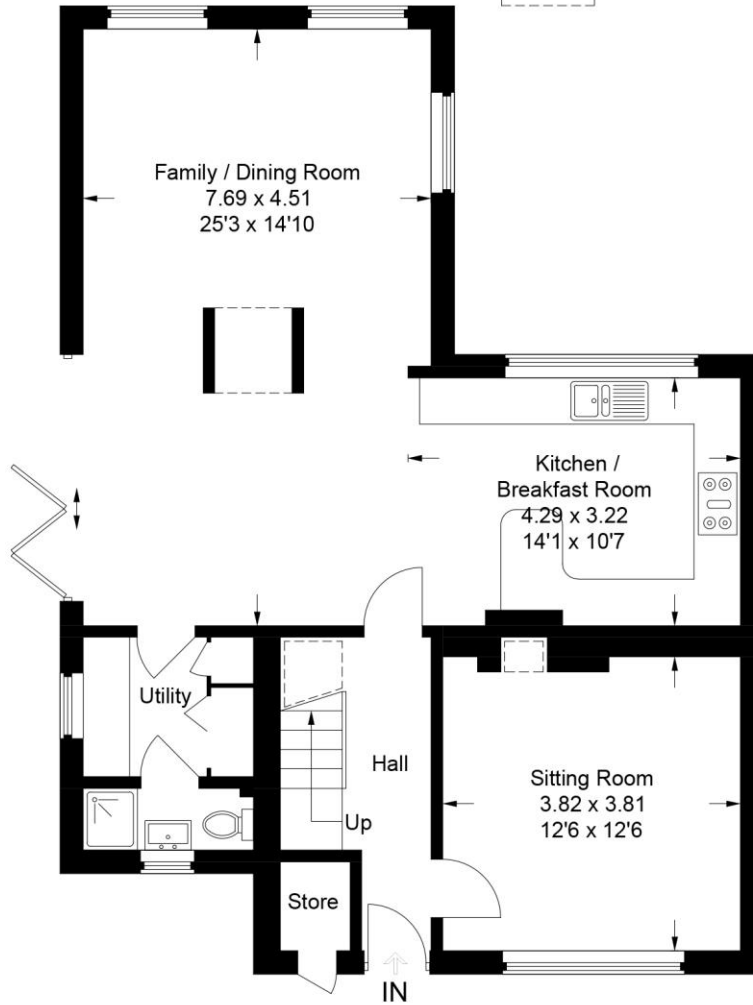
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. 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 details.

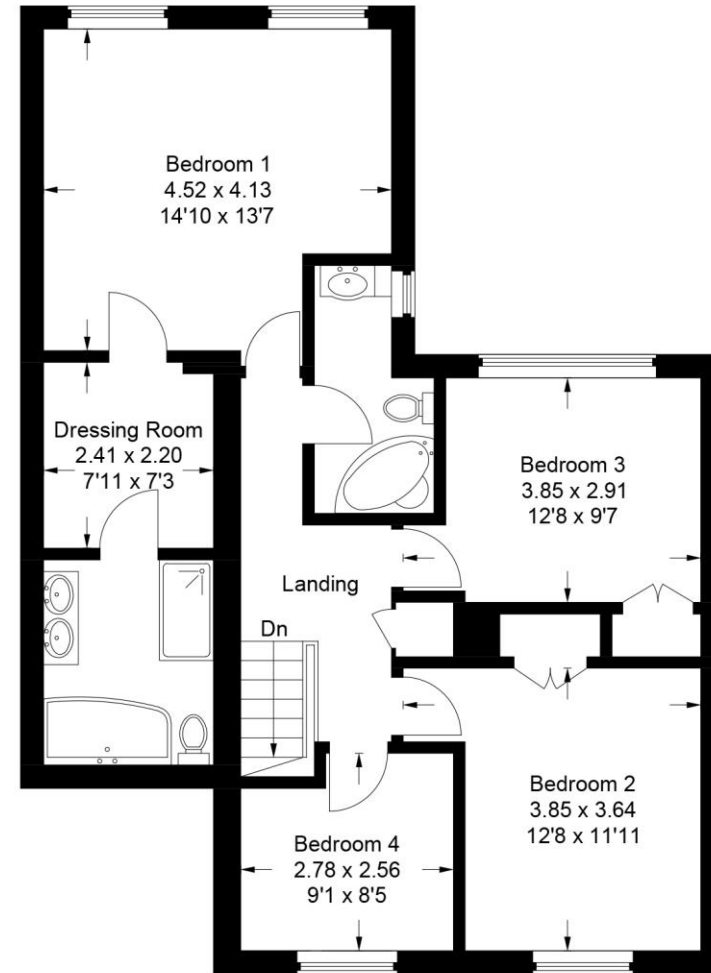
Approximate Gross Internal Area
 Ground Floor = 80.4 sq m / 865 sq ft
 First Floor = 77.0 sq m / 829 sq ft
 Total = 157.4 sq m / 1,694 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.