



CHANTE, PEACE LANE, COOKHAM
PRICE: £550,000 FREEHOLD

am ANDREW
MILSON

**CHANTE
PEACE LANE
COOKHAM
BERKS SL6 9NL**

PRICE: £550,000 FREEHOLD

A modern two bedroom, detached bungalow located in the heart of the village within a short level walk of village amenities.

**FRONT & REAR GARDENS:
TWO BEDROOMS: BATHROOM:
LOUNGE/DINING ROOM: KITCHEN:
CONSERVATORY: GAS CENTRAL HEATING:
DOUBLE GLAZING: GARAGE:
DRIVEWAY PARKING.
NO ONWARD CHAIN.**

TO BE SOLD: rarely available, a neat detached modern bungalow in good order throughout with scope for improvement and/or enlargement, subject to planning consents. The property would be highly suitable for someone wishing to downsize and be close village amenities. Chante benefits from an attached garage, approached via driveway with ample parking for two vehicles, well maintained front and rear gardens, the rear garden having a high degree of privacy. Peace Lane is a few paces from Cookham branch line railway station which serves Maidenhead main line station with fast services, via the Elizabeth Line, to Central London. For the motorist the M4 and M40 motorways area easily accessible. The accommodation comprises:

Hardwood front door to side with side panel to **HALLWAY** with radiator, loft hatch, airing cupboard with hot water cylinder.



LOUNGE/DINING ROOM with coved ceiling, radiator, wall light points and double glazed double sliding doors to



CONSERVATORY double glazed UPVC with door to Garden, wall light points and power.



KITCHEN good range of cream Shaker style wall and floor units comprising cupboards and drawers with work surfaces over, built in gas hob with extractor hood over, built in electric oven, plumbing for washing machine, one and a half bowl stainless steel sink unit, part tiled walls, space for fridge freezer, double glazed window to rear and door to Garage.



BEDROOM ONE with double glazed window to front, coved ceiling, range of bedroom furniture comprising over bed cupboards and wardrobes, bedside drawer units.

BEDROOM TWO double glazed window to front, coved ceiling, radiator.



BATHROOM suite of panel bath with mixer shower, pedestal basin, low w.c., double glazed window, half tiled walls, radiator.

OUTSIDE

TO THE FRONT pleasant garden laid to lawn with flower beds, brick paviour driveway with parking for at least two cars leading to covered car port and

ATTACHED GARAGE with up and over door, power and light, wall mounted Vaillant gas central heating boiler and pedestrian door to



THE REAR GARDEN chiefly laid to lawn with flower and shrub beds, fenced on three sides giving a high degree of privacy, large garden shed/workshop.

AC000030420524

EPC BAND: D

COUNCIL TAX BAND: E

VIEWING: Please contact our Cookham office cookham@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: from our office in Station Parade, Cookham turn left into Station Parade crossing over the railway bridge and turning left into High Road. Peace Lane is located a few paces along on the left hand side where Chante can be found on the left hand side.

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.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

allan@attfieldjamesfm.co.uk

www.attfieldjamesfinancialmanagement.co.uk

Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

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.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**



Approximate Gross Internal Area
80.9 sq m / 871 sq ft

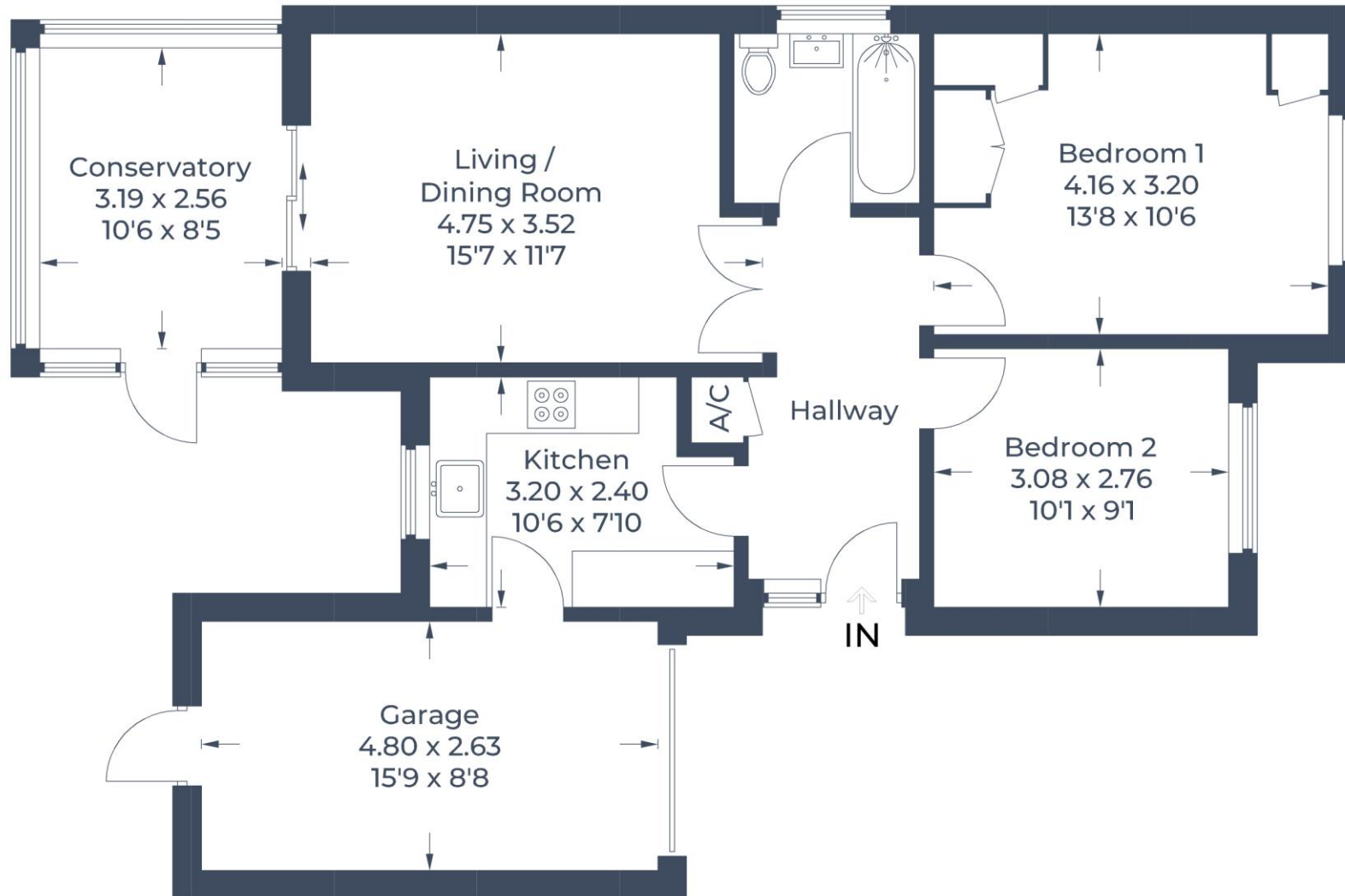


Illustration for identification purposes only,
measurements are approximate, not to scale.

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