



3 WELLS COTTAGES
PRICE: £350,000 FREEHOLD

am ANDREW
MILSON

**3 WELLS COTTAGES
COOKHAM DEAN BOTTOM
COOKHAM
BERKS
SL6 9AP**

PRICE: £350,000 FREEHOLD

A charming and cosy period one bedroom terraced cottage with character set in a quiet, tucked away location in the popular Cookham Dean area.

**FRONT GARDEN
BEDROOM WITH VAULTED CEILING
FIRST FLOOR BATHROOM
COSY LIVING ROOM
KITCHEN
ORIGINAL FEATURES
PARKING AREA
QUIET LOCATION**

TO BE SOLD: A charming 'two up and two down' Victorian cottage with a pleasant west facing front garden and parking tucked away in a back lane of lower Cookham Dean. The living room is beamed and cosy with a fireplace housing a log burner and a bay window to the front. The galley kitchen has a useful amount of cupboard space with stairs to the first floor. Here is a good sized bedroom with vaulted and beamed ceiling adjacent to a modern bathroom. Cookham Dean is a short distance from Cookham Rise which has a good variety of village amenities including shops, doctors, dentists, schools and especially a branch line railway station to Maidenhead mainline station. The towns of Maidenhead and Marlow are a

couple of miles hence with larger amenities for sports schooling and shopping. The M4 and M40 motorways are also easily accessible.

The accommodation comprises:



LIVING ROOM: A cosy room with attractive bay window to the front and a beamed ceiling. A log burner sits in the fireplace on a granite hearth with timber mantle. There is a deep understairs storage cupboard, shelving and a night storage heater. Door to:-



KITCHEN: A galley style kitchen with a range of wall and floor cupboard units, inset stainless steel sink unit with granite worktops, built in Neff hob and oven with extractor hood over, plumbing for washing machine, window to rear and stairs to :-

FIRST FLOOR





BEDROOM: A good sized room with vaulted and beamed ceiling with 'mezzanine' storage shelving, attractive cast iron fireplace in timber surround, window to front, night storage heater.



BATHROOM: A good size with low w.c. and washbasin in unit with surfaces over, panelled bath with shower screen and mixer tap/shower unit, chromium heated towel rail, over stairs cupboard, airing cupboard with hot water cylinder, extractor fan.



OUTSIDE: To the front is a front garden laid with brick paviours and picket fencing on all sides with gate onto parking area. There is an informal arrangement which allows for parking for two vehicles. There is also a garden shed and log store

EPC BAND: E

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

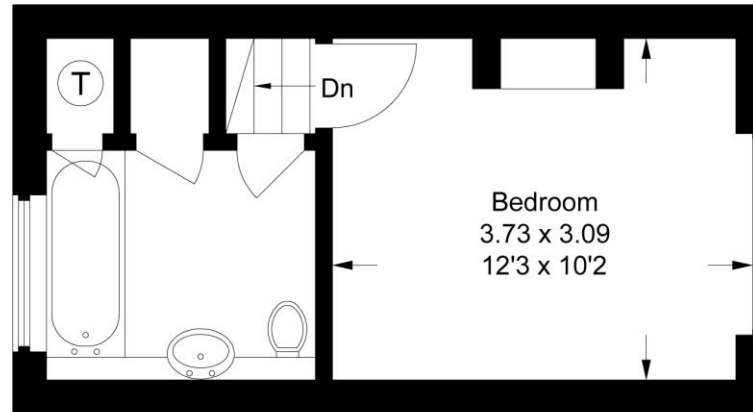
DIRECTIONS: From our office in Station Parade proceed west along Lower Road which becomes Dean Lane after half a mile or so. After about another half a mile, turn left into Cookham Dean Bottom and Wells Cottages can be found on the left.

MONEY LAUNDERING REGULATIONS:

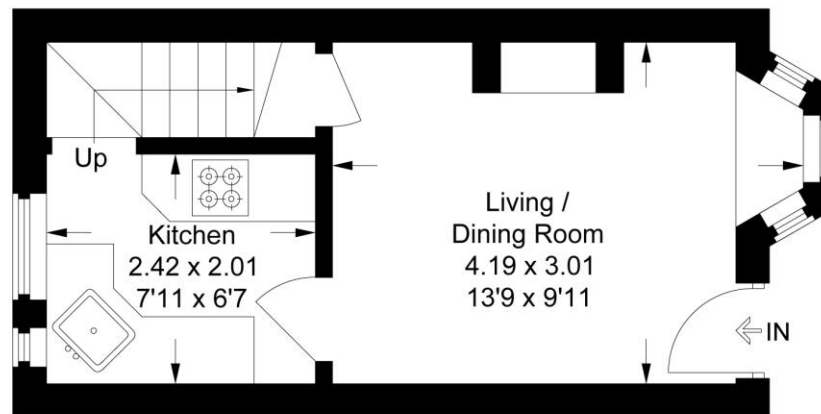
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale. For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a 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 = 19.5 sq m / 210 sq ft
First Floor = 19.2 sq m / 207 sq ft
Total = 38.7 sq m / 417 sq ft



First Floor



Ground 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.

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