



Elm Cottage

Cedar Cottage

100 Years  
1914-2014

ab

bonners & babingtons

Graham Road  
Cookham



# Graham Road Cookham Berkshire SL6 9JQ

- Tenure: Freehold
- Offers Over £650,000
- Local Authority: RBWM
- EPC Rating: E
- Council Tax Band: E



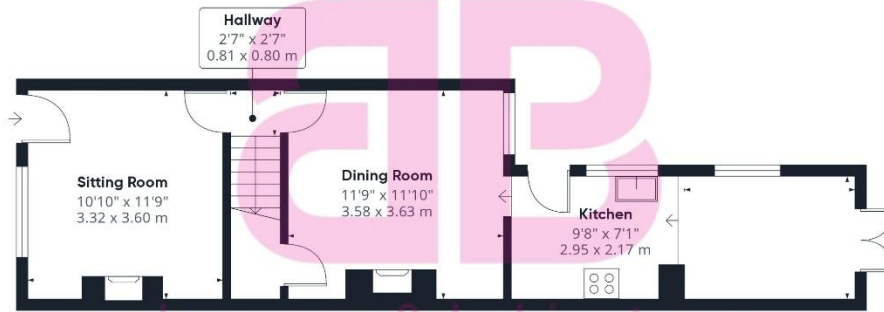


This beautifully presented three-bedroom period home provides light and airy accommodation over three floors and is situated in a private close within this highly regarded Riverside village. The accommodation briefly comprises lounge with log burner, separate dining room with under stairs cupboard (potential to create a cloakroom), kitchen/breakfast room with 'French' doors leading to patio area, ideal for 'Al-Fresco' dining.

On the first floor the master bedroom has an en-suite bathroom and there is another double bedroom. The second floor consists of a double bedroom with 'Juliet' balcony providing great views over Cookham towards Cliveden and an en-suite bathroom. Externally the good-sized landscaped rear garden has a summer house which could be modified into a home office, small front garden with picket fencing and street parking in front. The property is situated within a short walk of local shops and amenities and Cookham Train Station.

The village of Cookham lies within easy walking distance of the banks of the River Thames. The picturesque village High Street has a selection of excellent pubs, restaurants, and other local amenities. The branch line station serves Maidenhead Station, which is on the Elizabeth Line, so a London commute is easy. The train also goes directly to Marlow & Bourne End. Additionally, there is excellent access to the M4, M25 and M40 motorways.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1013 ft<sup>2</sup>  
94.2 m<sup>2</sup>

Reduced headroom

24 ft<sup>2</sup>  
2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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