



## **A DETACHED BEAUTIFULLY RENOVATED FAMILY HOUSE IN SEMI RURAL LOCATION**

**CHURCH ROAD, COOKHAM, MAIDENHEAD, BERKSHIRE, SL6 9PJ**

**Unfurnished, £4,995 pcm**

**Available from 03/07/2019**





# A DETACHED FAMILY HOUSE IN SEMI RURAL

- 4 Bedrooms • 3 Bathrooms • 2 Receptions
- Beautifully renovated property • Garden with new patio area to rear and side • Heated flooring throughout downstairs • Fitted wardrobes in all bedrooms
- EPC Rating = C • Council Tax = E

## Situation

Cookham Dean is delightfully rural yet perfectly positioned for access to both Marlow and Maidenhead. It is one of the area's most coveted locations with countless public footpaths and bridleways dissecting the area through National Trust and English Woodlands.

For commuters, Cookham Rise has a train station with a service to Paddington (via Maidenhead), with a Crossrail connection at Maidenhead due in 2019/2020. The M40 and M4 motorways are easily accessed from the A404(M).

## Description

This property has been completely remodelled and refurbished to a high standard throughout.

Accommodation comprises: hallway/reception room, open plan kitchen/dining/living room with wood burning fire and bi-fold doors to garden, utility room, reception room, study, cloakroom with coat/shoe storage cupboard, family room, master bedroom with large en-suite bathroom, guest bedroom with en-suite shower room, two further double bedrooms and family bathroom.

## Energy Performance

A copy of the full Energy Performance Certificate is available on request.

## Viewing

Strictly by appointment with Savills.



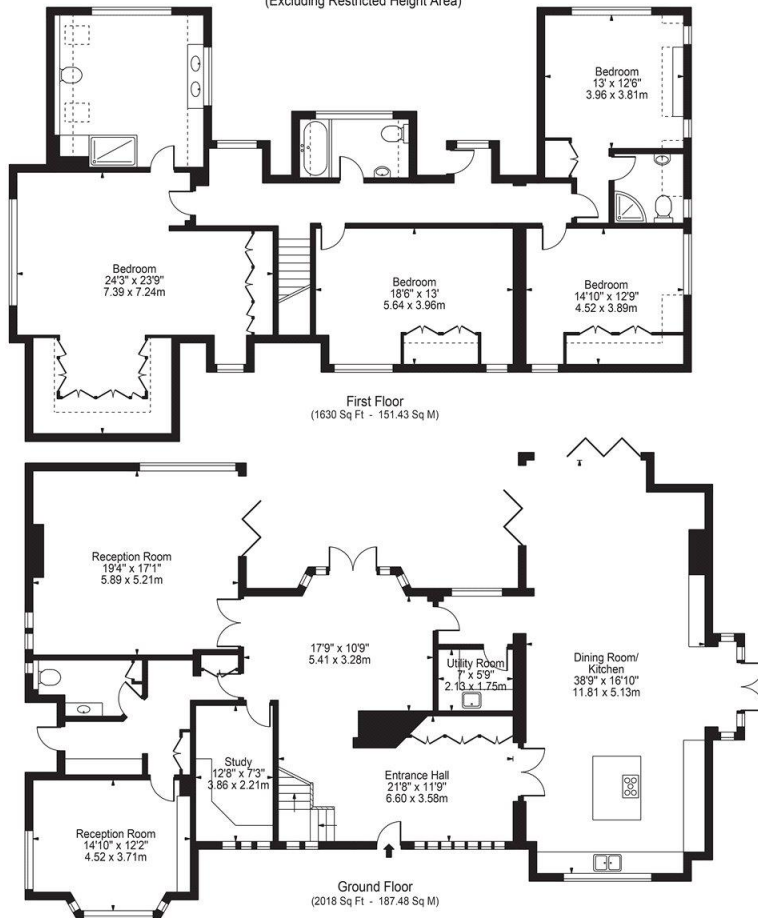
Church Road, SL6

Approx. Total Internal Area 3648 Sq Ft - 338.91 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 3470 Sq Ft - 322.37 Sq M

(Excluding Restricted Height Area)




For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## FLOORPLANS

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		





\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example. a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190429SUBI

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## Marlow Lettings

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