A WELL PRESENTED GRADE II LISTED COTTAGE IN BEAUTIFUL HIGH STREET

HIGH STREET, COOKHAM, MAIDENHEAD, BERKSHIRE

Unfurnished, £1,750 pcm + fees and other charges apply.*

Available Now
A WELL PRESENTED GRADE II LISTED COTTAGE IN BEAUTIFUL HIGH STREET LOCATION.

• 3 Bedrooms • 2 Bathrooms • 2 Receptions
• Additional £50 per month may be required if Landlord agrees to a pet • Close to restaurants • Lovely river walks locally • Courtyard garden
• EPC Rating = E • Council Tax = E

Situation
Highly regarded Cookham is located on the River Thames and offers a fine selection of boutique style shops, pubs and restaurants; more extensive amenities are available at Maidenhead and Beaconsfield. The (J8/9) links to the A404(M)/M40 and the M25; rail services to London (Paddington) are available from Maidenhead and to London (Marylebone) from Beaconsfield. A branch line from Cookham station provides access to Marlow or Maidenhead. Crossrail, the new high speed service, is scheduled to begin running in 2020.

Description
A property full of character and surprisingly spacious ground floor accommodation. Accommodation comprises: kitchen with utility area, cloakroom, large beamed reception room split into two areas by central beams, second reception room with ideal study area, master bedroom with fitted wardrobes and en-suite shower room, second double bedroom again with fitted wardrobes and en-suite bathroom, third bedroom with good storage. The property benefits from gas central heating and a large, southerly facing courtyard garden with storage.

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

Viewing
Strictly by appointment with Savills.
High Street, SL6
Approx. Gross Internal Area  1417 Sq Ft - 131.64 Sq M

Gross internal area: 1417 sq ft, 131.6 m²

Energy Efficiency Rating

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<th>Band</th>
<th>Current</th>
<th>Potential</th>
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<td>A</td>
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<td>16</td>
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<td>G</td>
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Very energy efficient - lower running costs

Note: 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, search etc. 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.
Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to savills.co.uk/tenant-fees. For more detailed information read our Applicant Guide, hard copy available on request.

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