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**PRICE: £465,000 FREEHOLD**

**2 ALBION COTTAGES, CHURCH ROAD, COOKHAM DEAN  
BERKSHIRE SL6 9PE**

Occupying a quiet cul-de-sac location in the heart Cookham Dean, just a short walk from Cookham Dean Common. A beautifully refurbished two double bedroom cottage which retains many original character features. The property benefits from a cosy sitting room with feature fireplace, stunning kitchen/breakfast room, refurbished family shower room and south facing patio garden. Highly recommended.

**\* ENTRANCE PORCH \* SITTING ROOM WITH FEATURE FIREPLACE \* KITCHEN/BREAKFAST ROOM \* REFURBISHED FAMILY SHOWER ROOM \* LOBBY/UTILITY AREA \* TWO DOUBLE BEDROOMS \* PRETTY SOUTH FACING PATIO GARDEN \* QUIET SOUGHT-AFTER LOCATION \* EPC RATING D**



## DIRECTIONS

From Maidenhead, proceed north along the A308 Marlow Road and on reaching Pinkneys Green, turn right into Winter Hill Road. After a short distance, follow the road to the right into Choke Lane and take the first turning right into Spring Lane. Continue for some distance and at the common, the road merges into Church Lane. Turn left just after the Jolly Farmer public house where Albion Cottages will be seen.

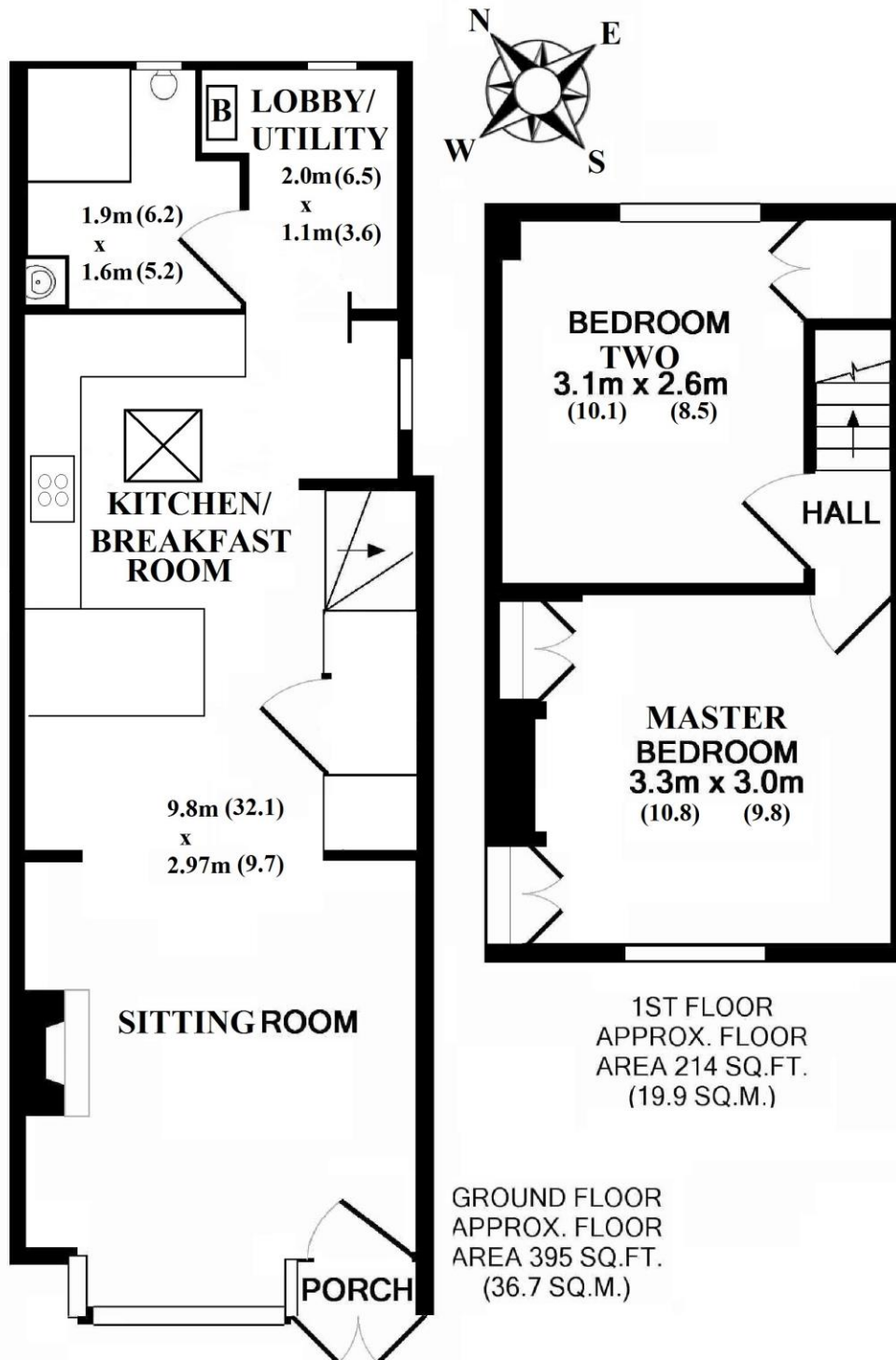
## ACCOMMODATION





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

ST3661



**TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

