



HUNT & NASH

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# 18 Hellyer Way, Bourne End Buckinghamshire SL8 5XN

**GROUND FLOOR MAISONETTE: ONE DOUBLE BEDROOM  
SITTING ROOM: KITCHEN: BATHROOM: DOUBLE GLAZING  
PRIVATE ENTRANCE: PRIVATE REAR GARDEN  
ALLOCATED PARKING: IN NEED OF UPDATING: NO ONWARD CHAIN  
EPC RATING TBC**



## Description

In need of a little updating this one bedroom ground floor maisonette enjoys a quiet position within the heart of this very popular Wimpey Homes Estate and is offered to the market with no onward chain.

Benefiting from a private entrance that leads directly into the sitting room, there is then an internal hall with doors to the bedroom, the kitchen and the bathroom.

Off the kitchen is a door that leads to the private rear garden and patio.

The garden is stocked with a variety of mature flowers and shrubs and there is a wooden gate that leads to the parking area.

There is one allocated parking space conveyed with the property and the remainder of a 999 year lease.

Bourne End is a sought after Thameside village with thriving shops, cafes and pubs, excellent schools and a rail station linking via Maidenhead to Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant. There are various sporting facilities and opportunities locally including golf at Stoke Park, Sailing at Upper Thames Sailing Club and Cookham Reach plus Racing at Ascot and Windsor.

## HMRC Anti Money Laundering

Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

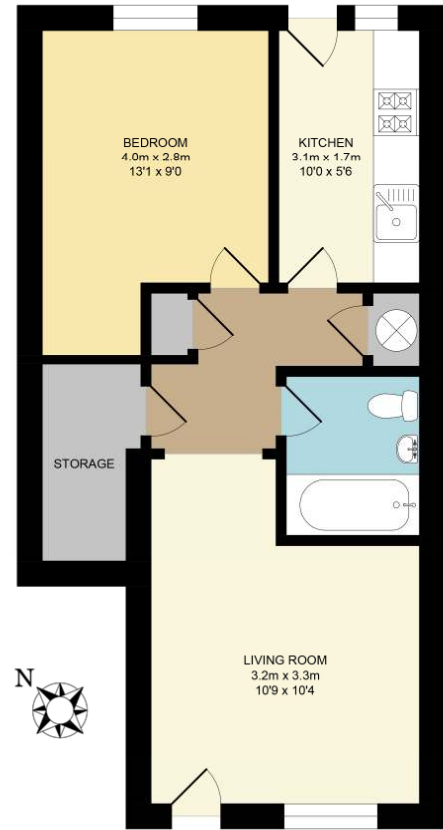
**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

Travel time by Rail (from Bourne End Station) Marlow - 8 mins | Reading - 32 mins | London Paddington - 1hr

## GUIDE PRICE . . . £230,000 . . . LEASEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 38.8 SQ.M. (418 SQ.FT.)  
 All 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. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)







Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the Services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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