



HUNT & NASH

Est. 1938

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# 106 Hellyer Way, Bourne End Buckinghamshire SL8 5XW

**TWO DOUBLE BEDROOMS: MODERN RE FITTED BATHROOM:  
SITTING ROOM: KITCHEN/BREAKFAST ROOM: CONSERVATORY  
PRIVATE LOW MAINTENANCE REAR GARDEN: ADJACENT OFF ROAD PARKING  
POPULAR DEVELOPMENT: NO ONWARD CHAIN  
EPC RATING C**



Located within the heart of this ever so popular development built in the 1980's by Wimpey Homes is this superbly appointed two double bedroom end of terrace house offered for sale with no onward chain.

The tastefully decorated accommodation comprises of an entrance lobby with an internal door leading into the sitting room that enjoys a front aspect, has a door to the kitchen and stairs rising to the first floor. The kitchen is fitted with a range of matching wall and base units with contrasting work tops and integrated appliances and a stainless steel extractor unit above the hob. There are sliding doors leading to a conservatory with a tiled floor and double doors out to the garden.

On the first floor there are two double bedrooms, both with plenty of space for wardrobes and there is a stylish re fitted white bathroom suite comprising of a tile enclosed bath with a glass shower screen and chrome shower unit above, a low level WC and a wash hand basin.

This particular property benefits from adjacent off road parking and therefore the rear garden is wider than most and has been designed for low maintenance with artificial grass, paved patio areas and a water feature. The extra width to the side of the property provides the possibility for extension and enquiries regarding this should be directed to Buckinghamshire Council

Bourne End is a sought after Thameside village with thriving shops, restaurants and pubs, excellent schools and a rail station linking via Maidenhead to London Paddington. The village is also conveniently placed for both the M40 (J4) and the M4 (J8/9). Heathrow Airport is approximately 18 miles distant.  
**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**

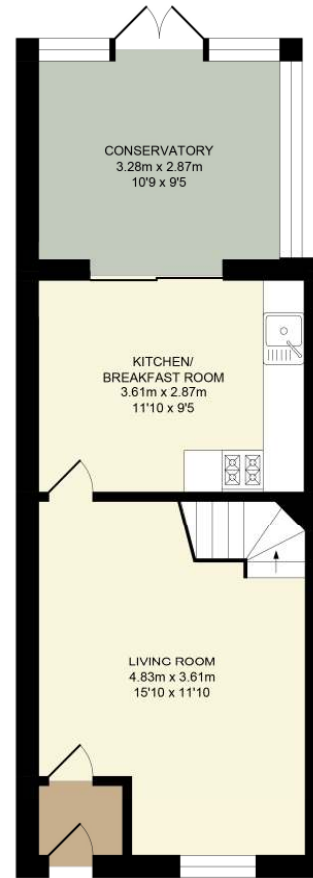
## GUIDE PRICE . . . £399,950 . . . FREEHOLD

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 64.3 SQ.M. (692 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 and should be used as such. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)



GROUND FLOOR



FIRST FLOOR

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







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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