

HELLYER WAY, BOURNE END
PRICE: £350,000 FREEHOLD

ANDREW MILSOM

86 HELLYER WAY
BOURNE END
BUCKS SL8 5XW

PRICE: £350,000 FREEHOLD

With no chain above, a two-bedroom terraced home adjacent to fields on this popular development within close proximity of Bourne End village centre.

PRIVATE GARDEN

TWO DOUBLE BEDROOMS

BATHROOM WITH SHOWER

ENTRANCE HALL

LOUNGE/DINER

KITCHEN WITH OVEN & HOB

DOUBLE GLAZING

TWO PARKING SPACES

GAS CENTRAL HEATING

NO ONWARD CHAIN

TO BE SOLD A well positioned two-bedroom middle terrace home in quiet cul de sac next to local field just under half a mile from Bourne End village centre which provides a wide range of amenities for day-to-day needs and good schooling. For the commuter, access to London can be gained via the nearby M4 or M40/25 motorways or by rail from Bourne End railway station to London Paddington via Maidenhead mainline station.

The accommodation comprises:

FRONT DOOR LEADS TO

ENTRANCE HALL with staircase rising to first floor



LOUNGE/DINER spacious room with direct access out to the rear garden through glazed door.



KITCHEN with a range of base & eye level units, ample work surfaces, tiled splashbacks, integrated oven with gas hob over & extractor above, single drainer sink unit, space and plumbing for washing machine & dishwasher, aspect to front.

FIRST FLOOR

LANDING



BEDROOM ONE a rear aspect room with views over the garden, built in wardrobe cupboards.



BEDROOM TWO a front aspect room with two windows, sliding mirrored fronted storage cupboards housing hot water tank and gas fired boiler.



BATHROOM with suite comprising enclosed panel bath with electric wall mounted shower, pedestal wash hand basin, low level wc, tiled walls.

OUTSIDE

To the **FRONT** there is a modest level garden area.

ALLOCATED PARKING we understand there are two parking spaces for number 86.



The **REAR GARDEN** has a lawn area with pathway panel fence surround, some floral/shrub borders, timber garden shed and rear access via a gate.

EPC RATING C

COUNCIL TAX BAND D

REF: BOU319

VIEWING To avoid disappointment, please arrange to view with our Bourne End office on 01628 522666. We shall be pleased to accompany you upon your inspection.

DIRECTIONS From our Bourne End office in The Parade turn right and at the mini-roundabout turn left into Cores End Road and second right into Millboard Road. Turn left into Bridgestone Drive and take the second right of two Hellyer Way turnings. Then turn left and the property will be found in the right hand corner with parking in front and field straight ahead .

ANTI MONEY LAUNDERING (AML) All Estate Agencies, except those engaged solely in lettings work must comply with AML regulations. As a result, on agreement of a purchase you will be invited to complete a mandatory AML check at a cost of £30 plus VAT per named buyer.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed, nor do they form part of any contract. 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 and furnishings.

FINANCIAL SERVICES

Even if you are not buying or selling through us, **Thameside Associates** can guide you through the mortgage maze. They can help you choose the Mortgage that is best suited to you. Whether it is a purchase, equity release or buy to let. They also

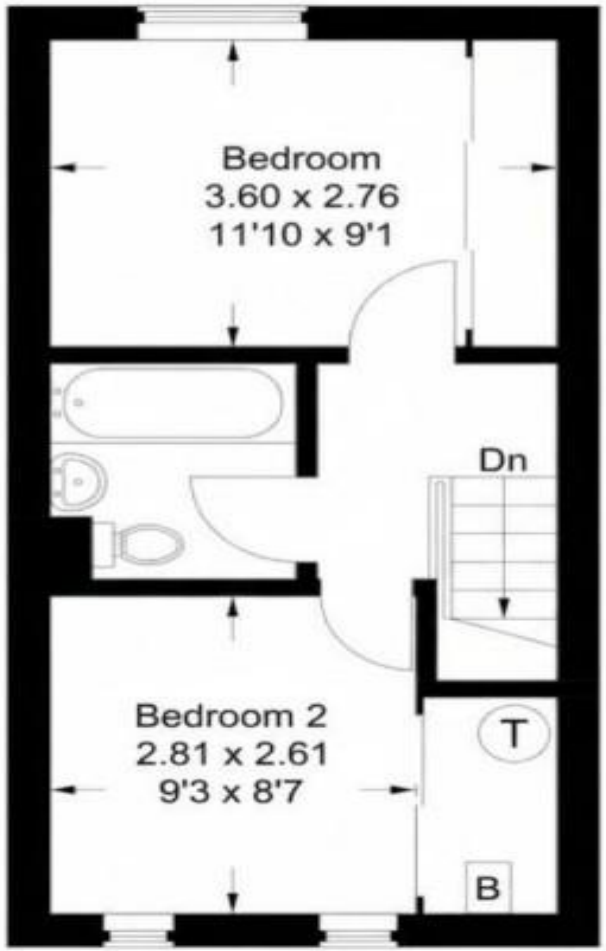
offer Independent Investment, Pension and Insurance advice. Please call this office for further details at no obligation.

Your home is at risk if you do not maintain mortgage payments or a loan secured on it

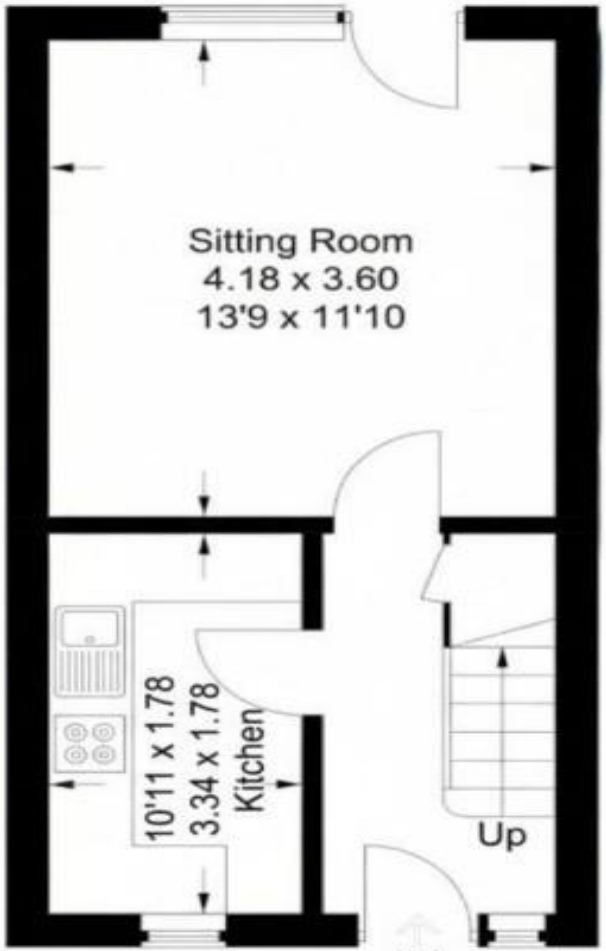
LETTING AND MANAGEMENT

We offer a comprehensive range of services for landlords. Please call 01628 523310 for further details

Approximate Gross Internal Area
Ground Floor = 28 sq m / 301 sq ft
First Floor = 27.7 sq m / 298 sq ft
Total = 55.7 sq m / 599 sq ft



First Floor



Ground Floor