



32 Hellyer Way, Bourne End, Buckinghamshire, SL8 5XN

- No onward chain
- Ground floor studio flat
- Large private garden
- In need of modernisation
- Two allocated parking spaces
- Walking distance to village centre

Property Description

Situated in a quiet residential cul-de-sac, this ground floor studio apartment presents an excellent opportunity for first-time buyers, investors or those looking to downsize. Requiring modernisation throughout, the property offers fantastic potential to create a stylish and comfortable home tailored to individual tastes.

The accommodation comprises a bright studio living/bedroom, a separate kitchen and bathroom, with the real standout feature being the exceptionally large private rear garden - a rare find for a studio apartment and perfect for relaxing, entertaining or gardening enthusiasts. The property also benefits from two allocated parking spaces, adding further convenience and appeal.

Hellyer Way is ideally positioned within easy reach of the centre of Bourne End, a highly desirable Thames-side village offering a fantastic selection of independent shops, cafés, restaurants and everyday amenities. The village enjoys a welcoming community atmosphere and is renowned for its picturesque riverside walks along the River Thames and nearby open countryside.

For commuters, Bourne End railway station provides regular services to Maidenhead, where the Elizabeth Line offers fast and direct connections into London Paddington, the City and Canary Wharf. The M40, M4 and M25 motorway networks are all easily accessible, while Heathrow Airport is approximately 20 miles away, making the location ideal for both commuters and frequent travellers.

Lease information provided by vendor:

999 year lease from January 1980

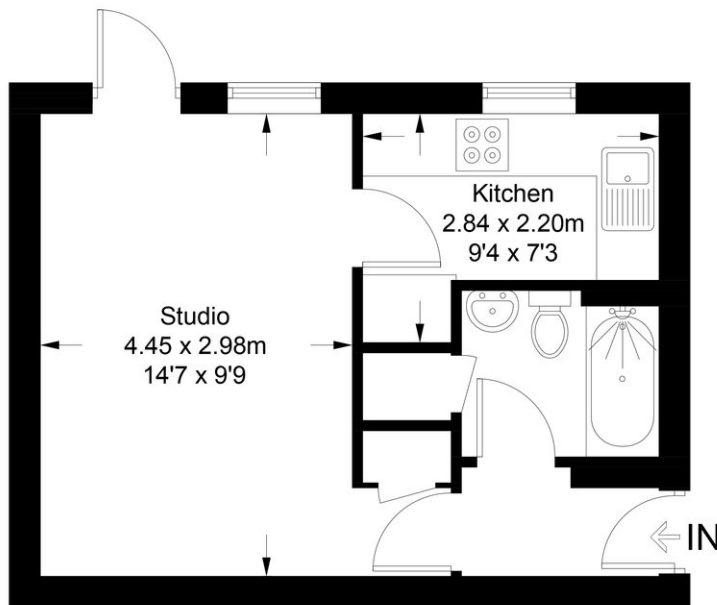
Peppercorn ground rent

No service charge



Hellyer Way

Approximate Gross Internal Area = 26.7 sq m / 287 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

Floor Plan produced for Kingshills by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

David Pering and Susan Allen
Kingshills Partners
Covering Marlow, Bourne End
Maidenhead and Surrounds

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements