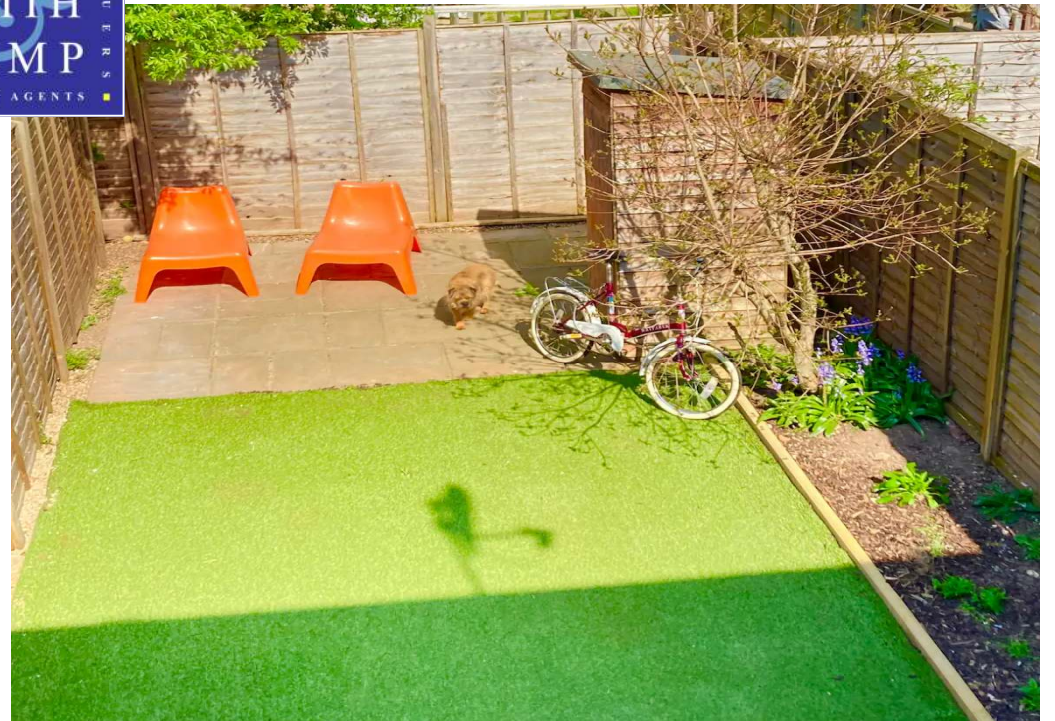


15 HELLYER WAY
BOURNE END





■ AUCTIONEERS ■
**PIKE
SMITH
KEMP**
■ SURVEYORS ■
■ ESTATE AGENTS ■

15 HELLYER WAY, BOURNE END, SL8 5XL

15 Hellyer Way is a well presented two bedroom terraced home situated on a popular development within walking distance of Bourne End village centre. Private rear garden, two bedrooms, refitted bathroom, entrance hall, living/dining room, refitted kitchen, double glazing, electric storage heating, residents parking area.

The location of the property offers an easy level walk to all Bourne End's amenities, together with infinite river and rural walks. Bourne End has many shops, restaurants and pubs with Bourne End station providing a link to Maidenhead/Elizabeth Line to London Paddington/Bond Street/Tottenham Court Road/Farringdon/Canary Wharf.

The nearby towns of Beaconsfield, Marlow, and Maidenhead offer wider facilities, with a blend of local boutiques as well as larger retailers with renowned restaurants, bars and cafes. Outdoor activities such as sailing, rowing and golf are on your doorstep.

The neighbouring village of Cookham, with its historic High Street and the Stanley Spencer Gallery, also has further pubs and restaurants.

**ENTRANCE HALL
LIVING/DINING ROOM
REFITTED KITCHEN & BATHROOM
TWO DOUBLE BEDROOMS
SEALED UNIT DOUBLE GLAZED WINDOWS
ELECTRIC STORAGE HEATING
PRIVATE REAR GARDEN
RESIDENTS PARKING AREA**

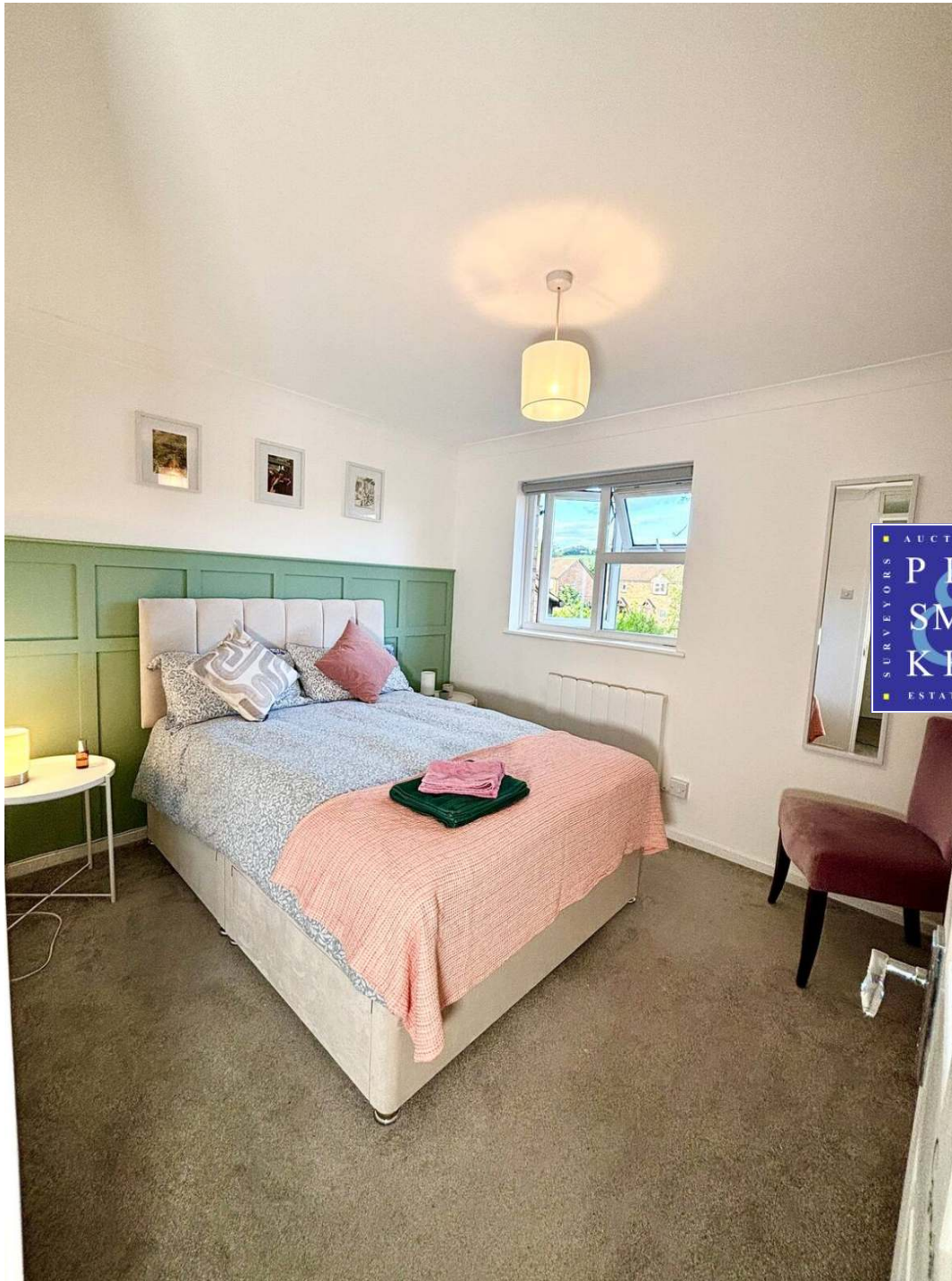
EPC : D COUNCIL TAX BAND: C

OFFERS IN EXCESS OF : £360,000 FREEHOLD

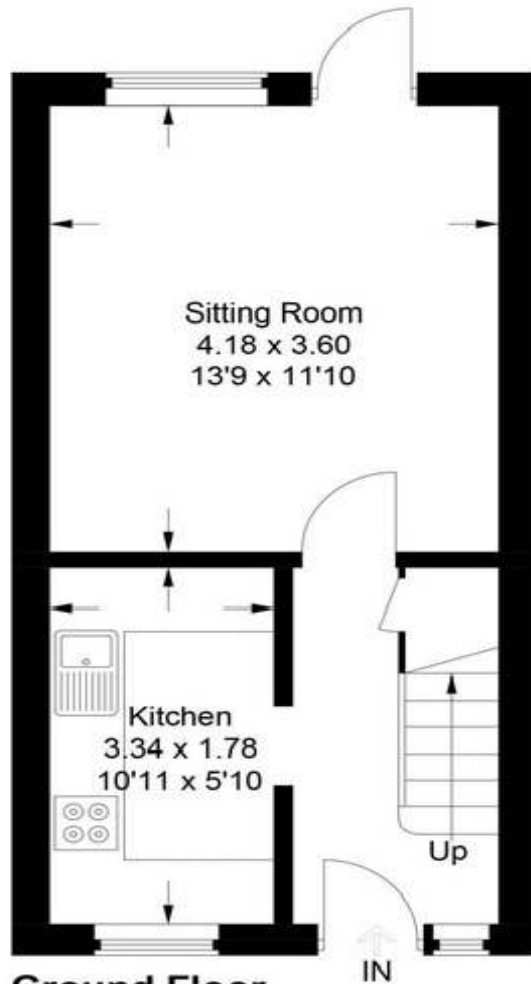


PIKE SMITH & KEMP
Lower Road, Cookham
Berkshire, SL6 9EH

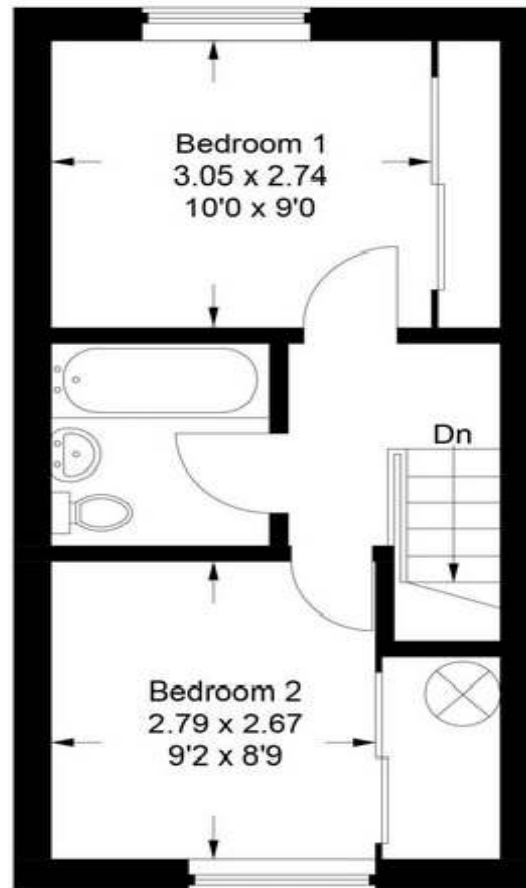
cookham@piksmithkemp.co.uk
01628 532010
www.pskweb.co.uk



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



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





FOR AN APPOINTMENT TO VIEW PLEASE CONTACT:

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