



48 Hellyer Way, Bourne End

Guide Price £299,000

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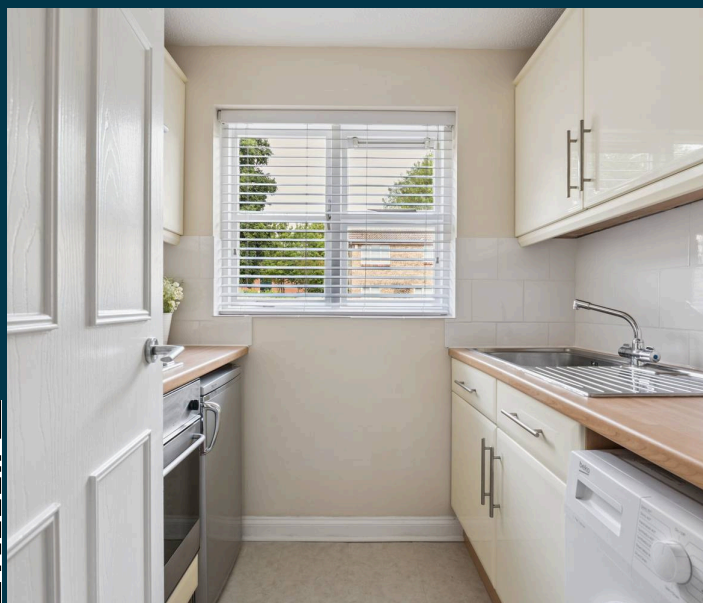
Nestled in a quiet and sought-after residential area, this well-presented one-bedroom terraced home offers both comfort and convenience, just a short walk from Bourne End village centre and train station, with fast services to London and easy connections to the Elizabeth Line.

- Property style: 1 bed Terraced
- Approx Sq Feet: 479 sqft
- Property Age Bracket: 1970 – 1990
- Council Tax Band: C
- EPC: D

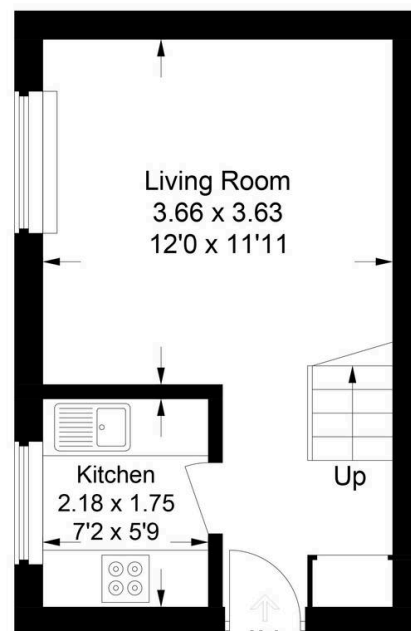
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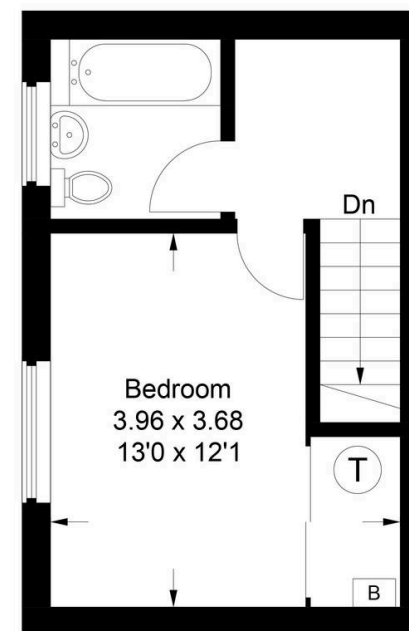
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Approximate Gross Internal Area  
Ground Floor = 22.3 sq m / 240 sq ft  
First Floor = 22.2 sq m / 239 sq ft  
Total = 44.5 sq m / 479 sq ft



**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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