



35 Friars Mews, Eltham, SE9 1HR

Guide Price £350,000

- Popular retirement complex
- Quiet cul de sac
- Convenient for amenities
- 2 Bedroom bungalow

The demand outweighs supply for this popular retirement complex, this is an opportunity to purchase a two bedroom bungalow with no onward chain. Ideally located with the High Street just a few hundred yards away, there is residents parking, landscaped communal gardens and an on site estate manager with 24 hour emergency helpline. With a very spacious master bedroom and French doors from the 2nd bedroom/dining room to a patio area and on to the communal gardens, why not take a look, we hold keys.

Service charge: £248.27 PCM ending 01/04/2024



Property Description

PORCH

Front door, radiator.

LOUNGE/DINER

13' 7" x 12' 9" (4.14m x 3.89m) UPVC window to front, fitted carpet, radiator.

INNER LOBBY

Two storage cupboards, doors to all rooms.

KITCHEN

9' 1" x 8' 7" (2.77m x 2.62m) UPVC window to front, fitted wall and base units, integrated oven, hob and hood, stainless steel sink unit, part tiled walls, space for fridge/freezer and washing machine, wall mounted boiler, vinyl tiled flooring, radiator.

BEDROOM 1

12' 3" x 12' 2" to fitted wardrobes (3.73m x 3.71m) UPVC windows to rear, built in wardrobe to one wall, fitted carpet, radiator.

BEDROOM 2

11' 5" narrowing to 9' x 9' 3" (3.48m x 2.82m) UPVC windows and French door to rear leading to patio and communal gardens, fitted carpet, radiator.





BATHROOM

White suite comprising panelled bath with mixer tap and power shower over, wash basin, w.c., fully tiled walls, vinyl flooring, radiator.

OUTSIDE

Landscaped communal gardens surround the development, use of patio area to rear of property.



Residents parking.

Communal laundry room.

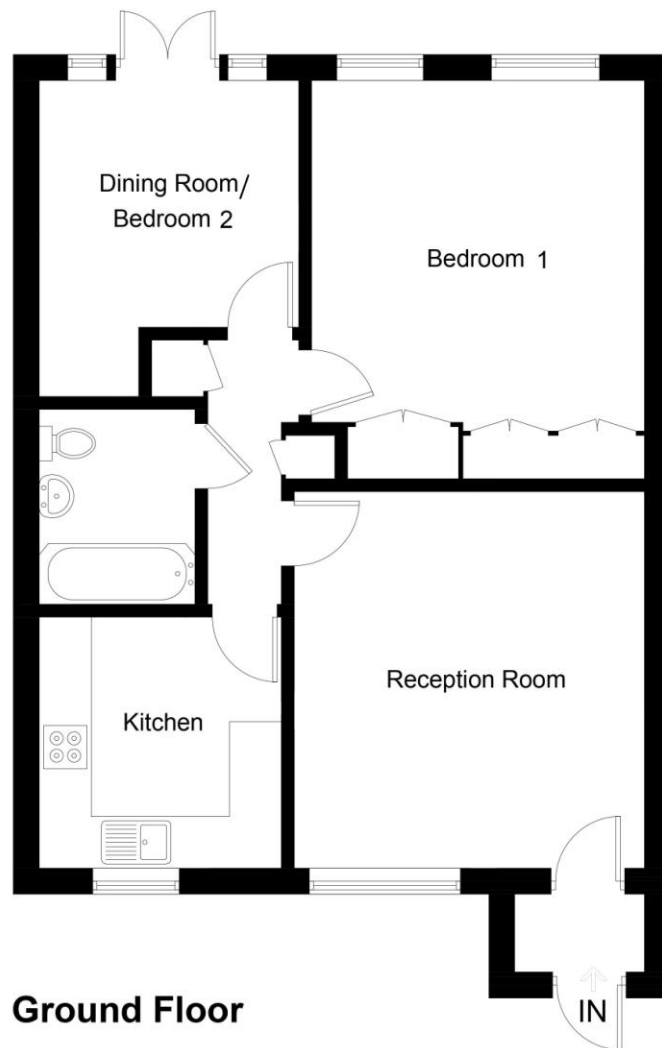
Tenure: Freehold

Council Tax Band: D



Friars Mews, SE9

Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



Ground 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.
Produced by Planpix on behalf of Bernard Skinner (ID 899728)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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