

Bernard Skinner



4 Friars Mews, Eltham, SE9 1HR

Guide Price £375,000 - £400,000

- Retirement complex
- Quiet cul de sac
- 2 Bedroom bungalow
- End of Terrace

This is an opportunity to purchase a two bedroom end of terraced bungalow within a retirement complex (over 60's) 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 patio door from the 2nd bedroom to a patio area and on to the communal gardens, why not take a look, we hold keys.

Service charge: £263.01 PCM year ending 01/04/2025



Property Description

PORCH

Front door, radiator.

LOUNGE/DINER

14' x 13' 1" (4.27m x 3.99m) UPVC window to front, fitted carpet and two radiators.

INNER LOBBY

Two storage cupboards, fitted carpet, radiator.

KITCHEN

9' 4" x 9' 1" (2.84m x 2.77m) UPVC window to front and part glazed UPVC door to side, fitted wall and base units, freestanding cooker with hood above, stainless steel sink unit, part tiled walls, space for fridge/freezer, washing machine, tumble dryer and dishwasher, wall mounted boiler, radiator.

BEDROOM 1

12' 6" x 12' 5" to fitted wardrobes (3.81m x 3.78m)
Two UPVC windows to rear, fitted wardrobes to one wall, fitted carpet, radiator.

BEDROOM 2

9' 6" x 9' 3" (2.9m x 2.82m) UPVC windows and glazed door to communal gardens, fitted wardrobe to recess, fitted carpet, radiator.





BATHROOM

7' 4" x 5' 9" (2.24m x 1.75m) UPVC window to side, white suite comprising panelled bath with mixer tap and shower over, w.c., wash basin with storage, fully tiled walls, heated towel rail.

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



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		89 B
69-80	C		
55-68	D	65 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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