

# Bernard Skinner



- Two bedroom retirement bungalow
- Highly regarded development
- Much improved by the current owners
- Stylish kitchen and shower room

6 Friars Mews, Blunts Road, Eltham, SE9 1HR

Guide Price £425,000 - £450,000

Exceptionally well presented and refurbished in the last 5 years by the current sellers, this two bedroom bungalow within this highly regarded retirement development (over 60 only) has the benefit of tasteful fixtures and fittings including a stylish, white gloss fitted kitchen and shower room with double shower unit. With attractive décor and floor coverings throughout, the vendors have installed new non slip paving to the rear patio which extends the full width of the property. With extensive, landscaped grounds, there is plenty of residents parking, an on site manager and a 24 hour emergency helpline. Conveniently located within a few hundred yards of Eltham High Street and Eltham station about half a mile or so, this is a much improved home - ready and waiting to just move into and enjoy. Why not take a look.



## Property Description

### ENTRANCE AREA

Front door (new front door being fitted by the sellers), radiator, fitted carpet.

### LIVING ROOM

14' 2" x 13' 3" (4.32m x 4.04m) Upvc window to front, two radiators, fitted carpet.

### KITCHEN

9' 4" x 9' 1" (2.84m x 2.77m) Upvc window to front, white gloss wall and base units, integrated double oven, induction hob and cooker hood, 1.5 bowl sink unit, space for washing machine, radiator, wall mounted boiler, tiled floor.

### INNER HALL

Two built in cupboards, loft access, fitted carpet.

### BEDROOM 1

12' 6" x 12' 5" (3.81m x 3.78m) Upvc windows to rear, two built in wardrobes, fitted carpet.

### BEDROOM 2

11' 11" narrowing to 10' x 9' 9" (3.63m x 2.97m) Upvc French doors leading to patio area, radiator, fitted carpet.

### SHOWER ROOM

White suite comprising double shower unit, wash basin with fitted storage under, wc., fully tiled walls, tiled floor, fitted cupboard.





## OUTSIDE

French doors lead to recently paved patio which extends the full width of the property and of which you have the use of.

Landscaped gardens surround the development

Residents parking.

Communal laundry room

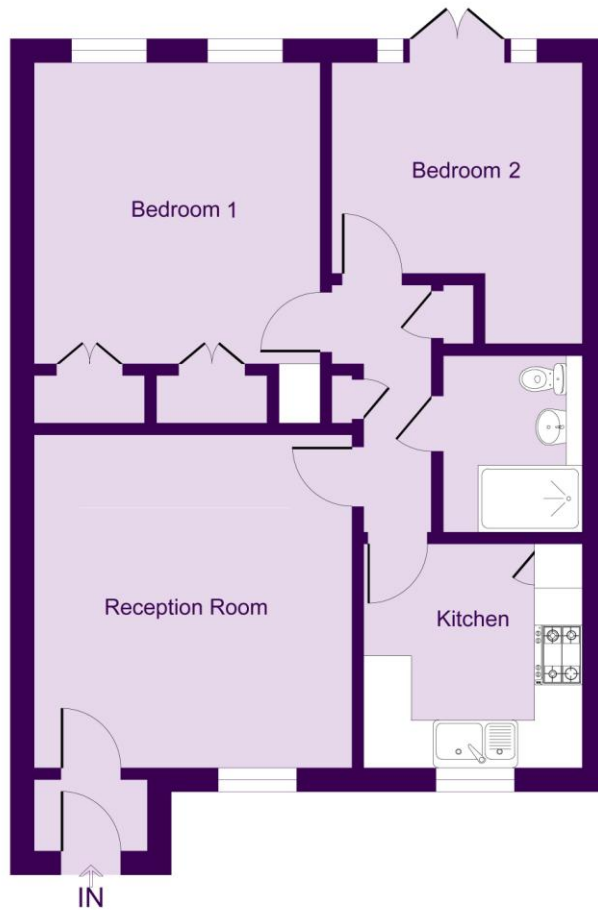
Service charge: Year ending 31.03.24 -  
£263.01pcm

Council tax band: D

Tenure: Freehold

# Friars Mews, SE9

Total area: Approx. 699.0 sq. feet (64.9 sq metres)



**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



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	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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