

Bernard Skinner



- Two bedroom retirement bungalow
- Popular development
- Updating required
- No chain

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

Guide Price £350,000

Situated in a very convenient spot with Eltham High Street just a few hundred yards, this two bedroom mid terrace retirement (over 60's) bungalow reflects in the price the dated fixtures and fittings. Forming part of this popular development which provides residents parking, laundry room, on site manager and 24 hour emergency helpline, the property is offered with no onward chain. Why not take a look, we hold keys.



Property Description

ENTRANCE AREA

Front door, radiator, fitted carpet, glazed door to:-

LIVING ROOM

13' 11" x 13' 3" (4.24m x 4.04m) Upvc window to front, two radiators, fitted carpet.

KITCHEN

9' 6" x 9' 1" (2.9m x 2.77m) Upvc window to front, fitted wall and base units, sink unit, washing machine and free standing cooker to remain, wall mounted boiler (installed 2025), radiator.

INNER HALLWAY

Two built in cupboards

BEDROOM 1

13' to wardrobes x 12' 8" (3.96m x 3.86m) Two upvc windows to rear, radiator, built in wardrobe and wardrobe with mirrored sliding doors, fitted carpet.

BEDROOM 2

10'plus recess x 9' 8" (3.05m x 2.95m) Upvc French doors to patio area and then on to landscaped communal gardens, radiator, fitted carpet.





SHOWER ROOM

7' 3" x 5' 10" (2.21m x 1.78m) White suite comprising double shower unit, wash basin, wc., fully tiled walls, radiator.

OUTSIDE

Well tended landscaped gardens surround the development with use of patio area to rear of property

Residents parking and laundry room



MATERIAL INFORMATION

Tenure: Freehold

Council tax band D - £2011.64 pa

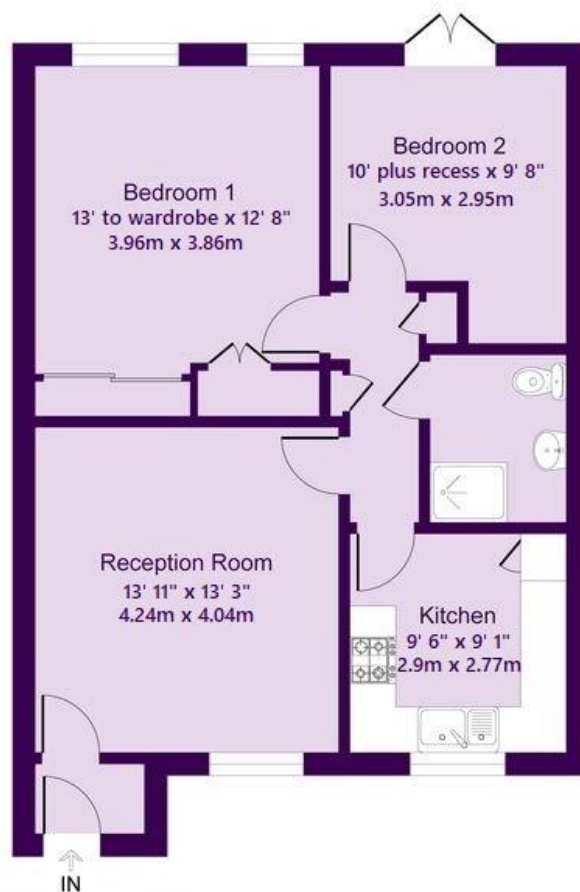
Service charge: £3812.28 pa as year end 31.3.25

Preliminary detail - awaiting validation



Friars Mews, SE9

Total area: Approx. 696.0 sq. feet (64.7sq 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		
81-91	B		81 B
69-80	C	74 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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