

# Westmount Estates



Friars Mews, London, SE9 1HR

**Asking Price £395,000**

One for the over 60's. Westmount Estates have pleasure in offering this superbly presented TWO bedroom bungalow. Situated within the highly sought after Friars Mews development being in a quiet cul-de-sac and just a few minutes from Eltham High Street. Internally the accommodation comprises of a spacious lounge, modern fitted kitchen, shower room with a double width shower, two well appointed bedrooms with access to the garden area. Offered with full vacant possession this home would be ideal for anybody who wants independent living with an onsite estate manager and 24 hour emergency helpline.

Greenwich council Band D. EPC rating C. Service charge £263.01 per month.



## ENCLOSED ENTRANCE

A wooden front door with a glass insert to an enclosed entrance hall.

## ENTRANCE HALL

Consumer unit, alarm panel, radiator, multi painted wooden door to the lounge.

## LOUNGE



A double glazed window to front two radiators, coved ceiling, centre light point, fitted carpets.

## HALLWAY

Two storage cupboards, radiator, coved ceiling, centre light point, fitted carpets.

## FITTED KITCHEN



A range of wall and base units, roll top work surface with tiled surround, free standing gas oven with extractor fan over, washing machine, spaces for a free standing fridge freezer, space for dishwasher, wall mounted boiler new in 2023, tiled flooring, single sink unit with stainless steel drainer and mixer taps, double glazed window to front, centre strip lighting, radiator.

## BATHROOM



A walk in double width power shower with glass screen, vanity wash hand basin, low flush w/c, tiled walls, extractor fan, centre light point, non slip flooring, radiator.

## BEDROOM ONE



Two double glazed windows to rear, radiator, built in wardrobe, coved ceiling, centre light point, fitted carpets.

## BEDROOM TWO



A double glazed French patio doors for access to the garden, radiator, coved ceiling, centre light point, fitted wardrobe, fitted carpet.

## REAR GARDEN



A large paved patio which is accessible via a patio door.  
Communal landscaped grounds.

## FRONTAGE

A paved patio and seating area pathway to the front door,  
shrubby to front.

## PARKING

Residents parking.

# Floor Plan

## GROUND FLOOR

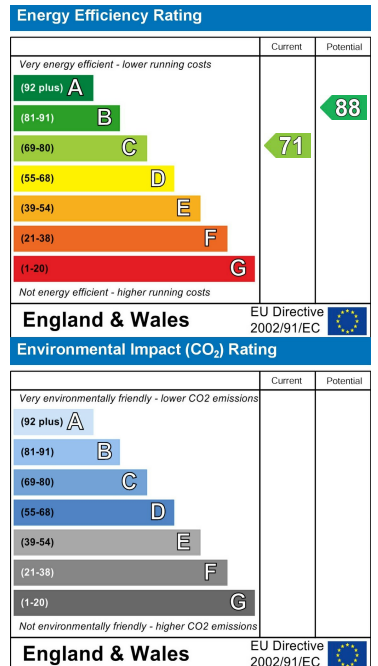


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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