Bernard Skinner







- Stunning 2 bedroom retirement bunglaow
- Few hundred yards of High Street
- No onward chain
- Stylish kitchen and wetroom

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

Guide Price £390,000

Much improved by the current owner in the last three years to provide a stunning two bedroom end of terrace bungalow within this popular retirement complex (over 60's only). With a high quality finish throughout this property is ready and waiting to move into and enjoy. With a stylish kitchen and wet room, there is attractive decor throughout and replacement floor coverings. With doors from both the kitchen and 2nd bedroom to the communal gardens, the property enjoys the use of a patio area and there is no onward chain. Why not take a look at this super property with an on site estate manager, located so conveniently with Eltham High Street just a few hundred yards away.







Property Description

ENTRANCE HALL
Part glazed front door, fitted carpet, radiator.

LIVING ROOM
14' 1" x 13' 2" (4.29m x 4.01m) Upvc window to front, electric coal effect fire, fitted carpet, two radiators.

KITCHEN
9' 5" x 9' 1" (2.87m x 2.77m) Upvc window to front, fitted wall and base units with granite worksurfaces and splash backs, ceramic sink unit and water softener, built in oven, hob and hood, integrated fridge/freezer, breakfast bar, laminate flooring, cupboard housing boiler, radiator, door to garden.

INNER HALLWAY
Fitted carpet, two built in cupboards.

BEDROOM 1
12' 7" x 12' 5" (3.84m x 3.78m) Upvc windows to rear, bespoke fitted wardrobe to one wall, fitted carpet, radiator.

BEDROOM 2
9' 9" x 9' 4" (2.97m x 2.84m) Upvc French doors to patio area, bespoke built in wardrobe with space for washing machine and tumble dryer, fitted carpet, radiator.








WETROOM
7' 2" x 5' 10" (2.18m x 1.78m) Upvc window to side, shower unit and glass screen, w.c., wash basin, heated towel rail, part tiled walls, tiled flooring, extractor fan.

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

Residents parking

Communal laundry room and drying areas

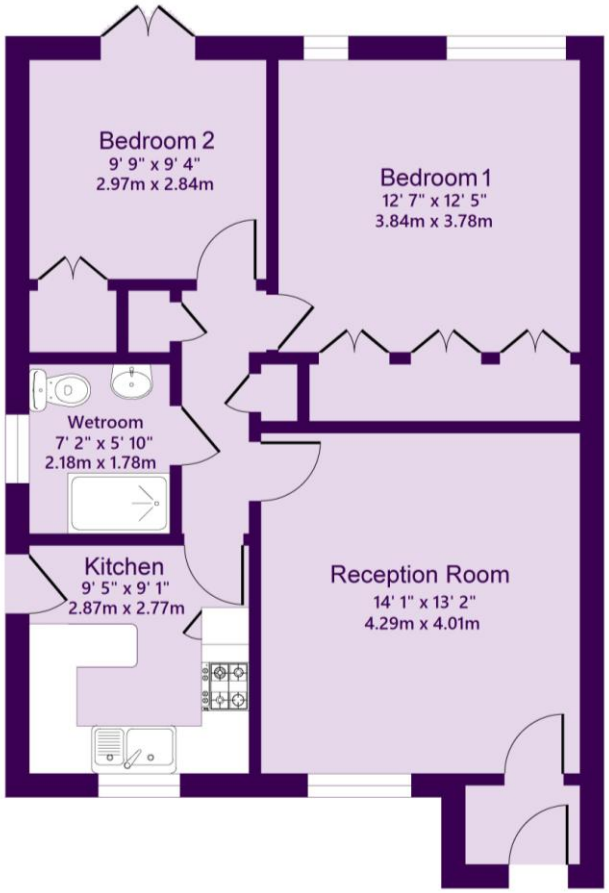
MATERIAL INFORMATION
Tenure: Freehold

Council tax: D - £2,011.64

Service charge: £3,812.28 pa. year end 1/4/2026

Friars Mews, SE9

Total area: Approx. 694 sq. feet (64.4 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.
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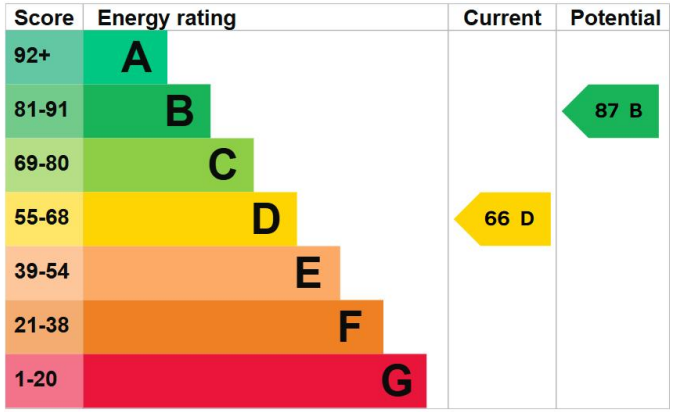
All purchasers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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