



£170,000

Palace Court, Wythfield Road, Eltham, SE9 5TG

Chattertons

EST 1893

Situated in a quiet development which is only a few minutes walk to Eltham High Street and also less than 10 minutes to Eltham mainline station. The development is exclusively for people aged 60 or above and is so peaceful. The property is a bungalow and has a great feel. The lounge has a very high ceiling which creates a really airy feeling and with doors to the outside, the double bedroom has space for a double and wardrobe and both the kitchen and bathroom have a window. The gardens are communal and enclosed. The property is in good condition with quality double glazing. The property is available chain free.



Quiet development
Exclusively for 60 and over
Few minutes walk to Eltham high street
Ground floor bungalow
Very high ceiling in the lounge

Entrance Hall

Storage cupboard, carpet

Lounge 15' 9" x 9' 10" (4.80m x 2.99m)

Very high ceiling, access to loft, double glazed doors to the outside, electric heater, carpet

Kitchen 7' 2" x 6' 11" (2.18m x 2.11m)

Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, tiled walls, laminate flooring

Direct access to outside space
Double bedroom
Quality double glazing
Chain free
Good condition

Bedroom 13' 9" x 8' 10" (4.19m x 2.69m)

Double glazed window, electric heater, carpet

Bathroom

Frosted double glazed window, panelled bath with mixer taps, wash hand basin with mixer taps and vanity below, low level wc, tiled walls

Communal Gardens

Lovely enclosed private space laid to lawn with patio areas

Car Park

Car park for residents not allocated parking

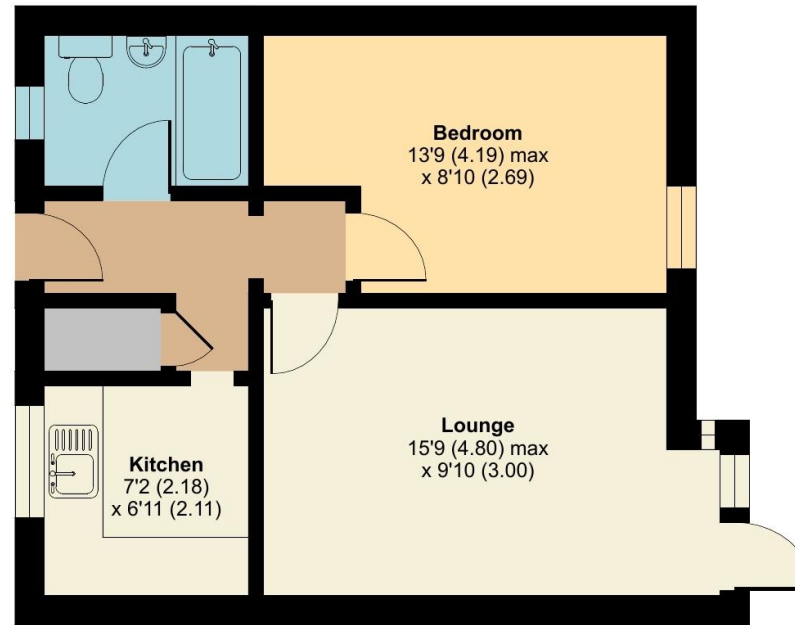




Wythfield Road, London, SE9

Approximate Area = 418 sq ft / 38.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1328658

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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