
HUNTERS®
HERE TO GET you THERE
40 Sydney Road, SE2 9RX

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Guide Price £400,000 - £425,000

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Hunters are delighted to market this well presented semi-detached bungalow just a stones throw from Abbey Wood station and the Elizabeth Line. Tucked away in Sydney Road, this rare to come by bungalow offers comfortable single-level living, a generous rear garden and excellent access to transport links.

The property was refurbished only a few years ago and has been well maintained since, providing a modern and welcoming home that is ready to move into. The accommodation comprises a welcoming entrance hall, two well-proportioned bedrooms, a fitted kitchen, shower room and a particularly useful conservatory/living room overlooking the garden.

The location is a major attraction, with Abbey Wood Elizabeth Line station just 0.2 miles away. From Abbey Wood, the Elizabeth Line provides direct services towards Canary Wharf, Liverpool Street, Farringdon, Tottenham Court Road, Bond Street and Paddington, as well as direct services towards Heathrow Airport. Southeastern services from Abbey Wood also provide connections towards central London, including London Cannon Street, as well as Dartford and destinations into Kent.

The property is also well placed for local shops, amenities, green spaces such as the Lesnes Abbey and the wider facilities of Abbey Wood, while the excellent transport connections make it particularly convenient for commuters travelling into central London and beyond.

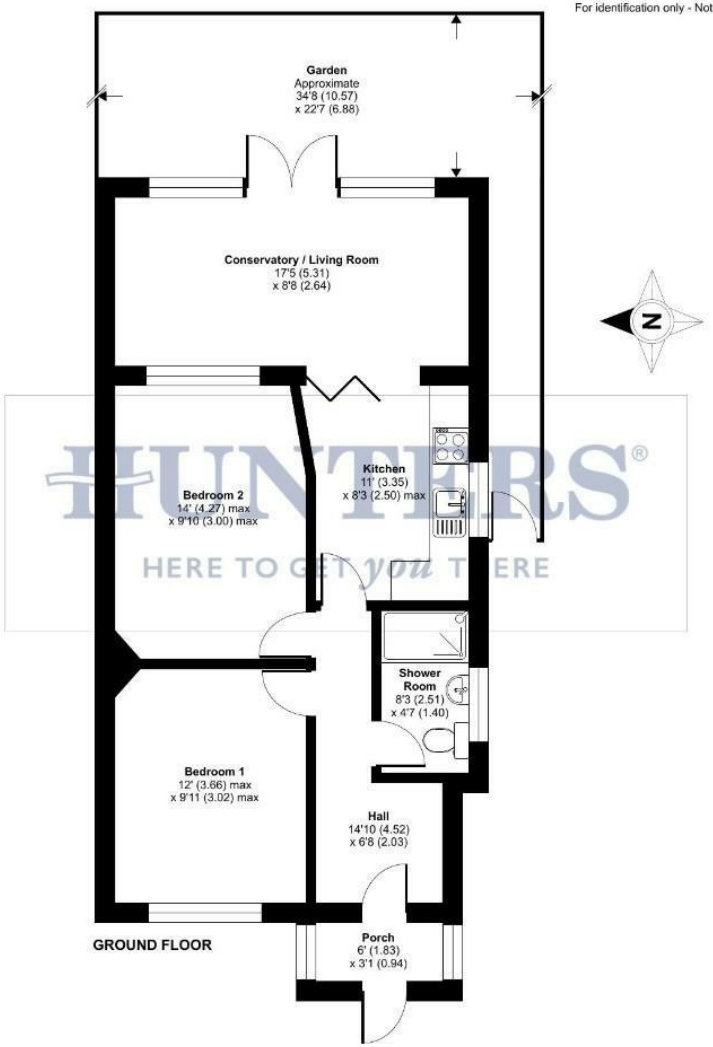
Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
abbeywood@hunters.com | www.hunters.com

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Sydney Road, London, SE2

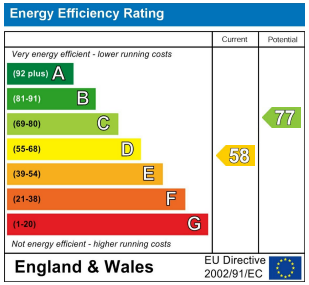
Approximate Area = 495 sq ft / 46 sq m

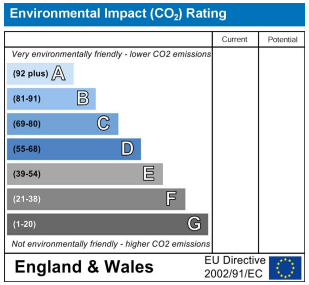
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1522126





PORCH
6'0" x 3'1"

HALL
14'9" x 6'7"

BEDROOM 1
12'0" x 9'10"

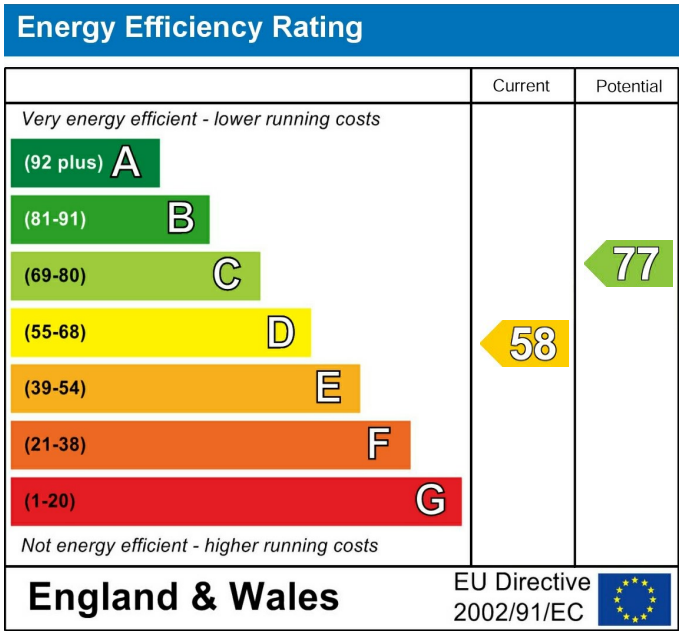
BEDROOM 2
14'0" x 9'10"

SHOWER ROOM
8'2" x 4'7"

KITCHEN
10'11" x 8'2"

CONSERVATORY / LIVING ROOM
17'5" x 8'7"

GARDEN
34'8" x 22'6"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.































