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HERE TO GET *you* THERE

48 Bendmore Avenue, Abbey Wood, SE2 0EX

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£425,000-£450,000

Offered with no forward chain, this is an ideal opportunity for first-time buyers, investors, or growing families. This Goldstein-style terrace is set on a peaceful, tree-lined road in Abbey Wood, just 0.8 miles from Abbey Wood Station, offering excellent connections via Southeastern, Thameslink, and the Elizabeth Line.

The property features a bright and spacious through lounge, enhanced by attractive bay windows that flood the space with natural light and add character to the home. A separate galley kitchen, accessed from the entrance hall, leads directly to the rear garden — a private outdoor space with plenty of potential for entertaining or relaxing.

Upstairs, there are three bedrooms and a family bathroom, offering practical and flexible living space for a range of buyers.

With some updating, this property offers exciting potential to enhance and style it to suit your own requirements.

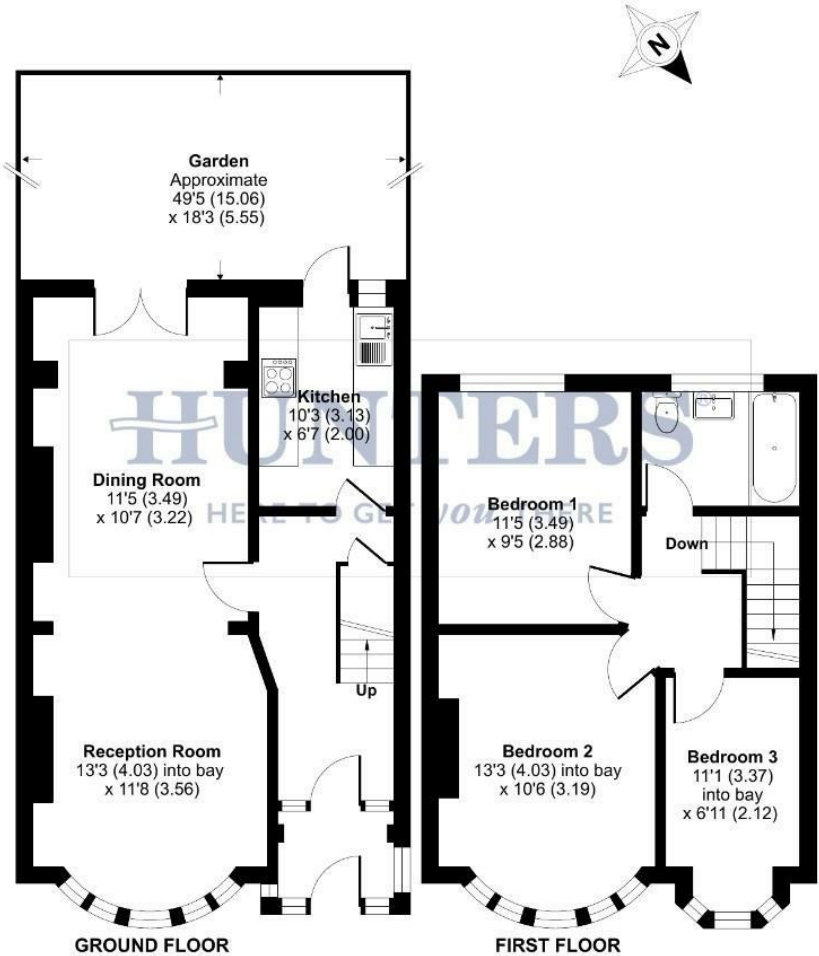
Bendmore Avenue enjoys a friendly residential feel with convenient access to local shops, regular bus services, and well-regarded schools including Alexander McLeod, Bannockburn, St Thomas a Becket, and St Paul's Academy.

Combining its classic bay-fronted style, well-balanced layout, and sought-after location, this chain-free home presents a wonderful opportunity to step onto the property ladder, expand an investment portfolio, or settle into a well-connected, family-friendly neighbourhood.

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Bendmore Avenue, London, SE2

Approximate Area = 949 sq ft / 88.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1278641

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

ENTRANCE HALL

LOUNGE AREA

13'3 x 11'8

DINING AREA

11,5 x 10'7

KITCHEN

10'3 x 6'7

FIRST FLOOR LANDING

BEDROOM ONE

13'3 (measured into bay) x 10'6

BEDROOM TWO

11'5 x 9'5

BEDROOM THREE

11'1 (measured into bay) x 6'11

BATHROOM

GARDEN

49'5 x 18'3

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
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(39-54) E		
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EU Directive 2002/91/EC



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.







