



HUNTERS®

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42 Bendmore Avenue, London, SE2 0EX

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42 Bendmore Avenue, London, SE2 0EX

Asking Price £550,000

This beautifully presented and extensively renovated home combines charming period features with modern, energy-efficient living, all within easy reach of local shops, schools and everyday amenities.

The property has been significantly improved by the current owners, beginning with a new roof and a fully boarded loft, providing excellent additional storage. The exterior of the house has been completely re-rendered and painted, while new double glazing has been installed throughout along with a brand new porch. A particularly attractive feature is the original 1930s stained glass 'sunrise' window in the front door, which has been carefully restored.

Inside, the ground floor has been opened up to create a bright and spacious open-plan living space ideal for modern family life and entertaining. Original wooden floorboards have been exposed and sanded, with underfloor insulation added. The space flows seamlessly into a high-quality fitted kitchen with some integrated appliances. During this renovation the ground floor also received partial rewiring.

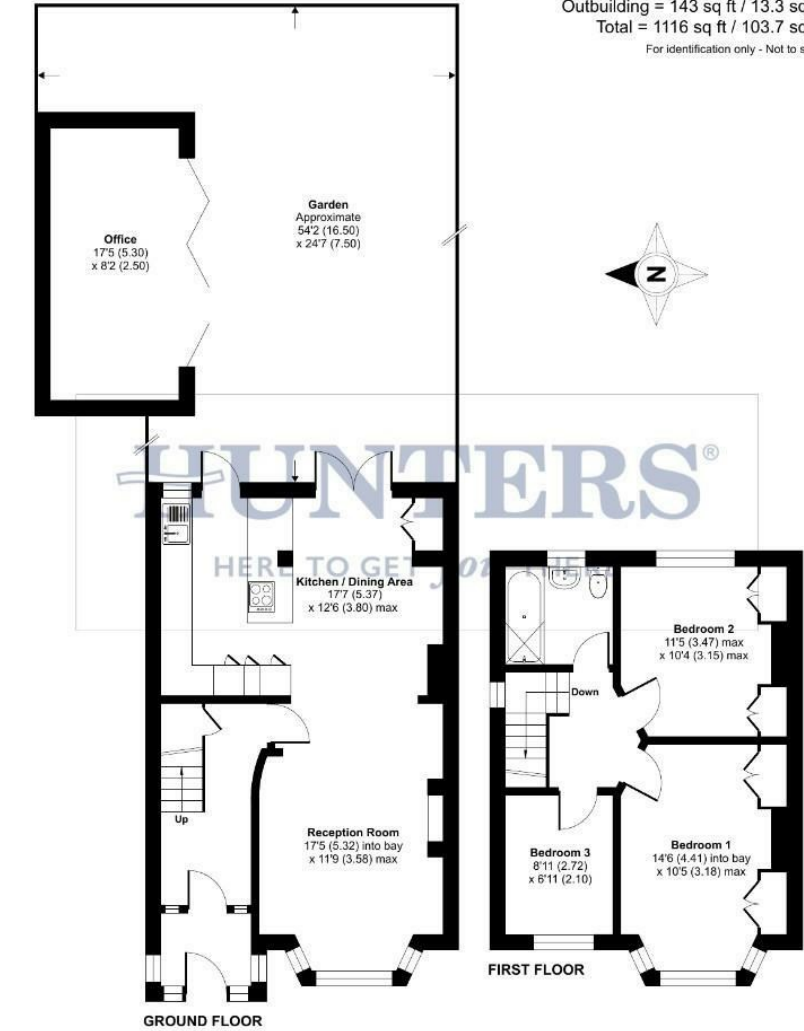
The home benefits from a new boiler, new radiators throughout. Many rooms have been fully replastered, while upstairs features new flooring and carpets throughout. Bespoke fitted wardrobes and storage cupboards, crafted by a local carpenter, provide excellent built-in storage in both the primary bedroom and dining room.

Outside, both the front and rear gardens have been landscaped, including the addition of a decking area perfect for outdoor seating. A standout feature is the purpose-built garden office. This impressive outbuilding has been fully insulated and fitted with underfloor electric heating, electricity and a wired internet connection, the space also benefits from bi-folding doors opening onto the garden. Currently used as a design studio with multiple desks and shelving, it offers a versatile space ideal for home working, a studio or hobby room.

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Bendmore Avenue, London, SE2

Approximate Area = 973 sq ft / 90.4 sq m
Outbuilding = 143 sq ft / 13.3 sq m
Total = 1116 sq ft / 103.7 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 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1415344

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	60	
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		

ENCLOSED PORCH

RECEPTION ROOM

17'5 x 11'9

ENTRANCE HALL

KITCHEN/DINING AREA

17'7 x 12'6

FIRST FLOOR LANDING

BEDROOM ONE

14'6 x 10'5

BEDROOM TWO

11'5 x 10'4

BEDROOM THREE

8'11 x 6'11

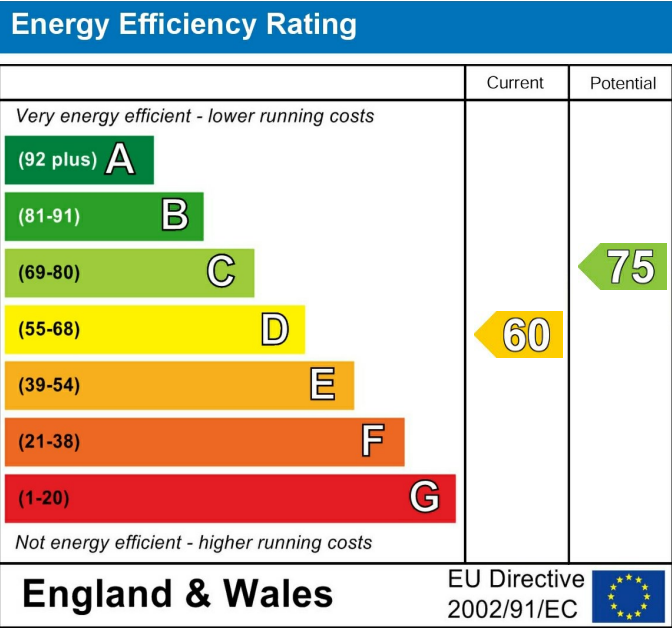
BATHROOM

GARDEN OFFICE

17'5 x 8'2

GARDEN

54'2 x 24'7



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.









