



**ABSOLUTE**  
PROPERTY

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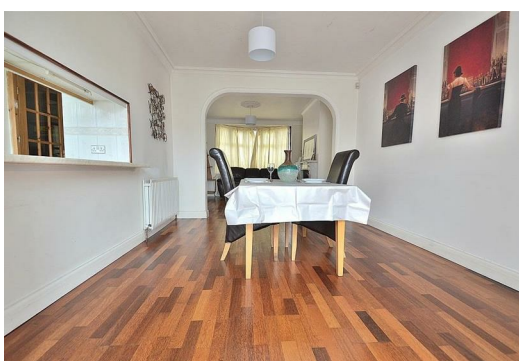
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**24 Bendmore Avenue,  
SE2 0EX**

**£2,400 PCM**

Absolute Property are pleased to offer this well presented three bedroom semi detached home. Located just 0.9 miles to Abbey Wood mainline station with regular services to central London and Cross rail. Benefits include own gated driveway, open plan lounge/diner, side and rear garden. Available mid June. Viewing is highly recommended.





24 Bendmore Avenue,  
SE2 0EX

ENTRANCE:

Porch to front door opening to:

LOUNGE/DINER:

26.11 x 17.9 (7.92m.3.35m x 5.18m.2.74m)

Coving to ceiling, wood laminate flooring, fireplace with marble surround, tv socket, radiators, stairs to first floor landing, door to kitchen, open serving hatch to kitchen, upvc double glazed sliding door opening to rear garden.

KITCHEN:

7.8 x 6.7 (2.13m.2.44m x 1.83m.2.13m)

Range of eye and base level units, plumbing for dishwasher, one and quarter bowl stainless steel sink drainer unit with mixer taps, storage cupboard, double glazed window and single door to rear aspect.

FIRST FLOOR LANDING:

Coving to ceiling, doors to bedroom one, bedroom two, bedroom three, bathroom, loft access, double glazed window to side aspect.

BEDROOM ONE:

14.8 x 10.7 (4.27m.2.44m x 3.05m.2.13m)

Coving to ceiling, double glazed bay window to front aspect, wood laminate flooring, and radiator.

BEDROOM TWO:

11.6 x 10.6 (3.35m.1.83m x 3.05m.1.83m)

Double glazed window to rear aspect, coving to ceiling, radiator

BEDROOM THREE:

11.6 x 7 (3.35m.1.83m x 2.13m)

Double glazed bay window to front aspect, wood laminate flooring, and radiator.

BATHROOM:

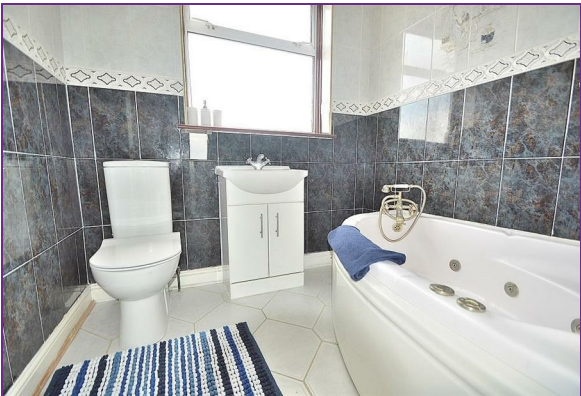
Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, corner Jacuzzi bath with shower unit and shower attachment, extractor fan, double glazed frosted window to rear aspect.

GARAGE:

To side of property accessed via up and over door.

REAR AND SIDE GARDEN:

Block paved patio with rest laid to lawn, single door into garage.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70-75% A	76-92% A	100-120 g/kWh A	100-120 g/kWh A
65-70% B	71-75% B	95-100 g/kWh B	95-100 g/kWh B
60-65% C	66-70% C	90-95 g/kWh C	90-95 g/kWh C
55-60% D	61-65% D	85-90 g/kWh D	85-90 g/kWh D
50-55% E	56-60% E	80-85 g/kWh E	80-85 g/kWh E
45-50% F	51-55% F	75-80 g/kWh F	75-80 g/kWh F
40-45% G	46-50% G	70-75 g/kWh G	70-75 g/kWh G
35-40% H	41-45% H	65-70 g/kWh H	65-70 g/kWh H
30-35% I	36-40% I	60-65 g/kWh I	60-65 g/kWh I
25-30% J	31-35% J	55-60 g/kWh J	55-60 g/kWh J
20-25% K	26-30% K	50-55 g/kWh K	50-55 g/kWh K
15-20% L	21-25% L	45-50 g/kWh L	45-50 g/kWh L
10-15% M	16-20% M	40-45 g/kWh M	40-45 g/kWh M
5-10% N	11-15% N	35-40 g/kWh N	35-40 g/kWh N
0-5% O	6-10% O	30-35 g/kWh O	30-35 g/kWh O
0-5% P	6-10% P	25-30 g/kWh P	25-30 g/kWh P
0-5% Q	6-10% Q	20-25 g/kWh Q	20-25 g/kWh Q
0-5% R	6-10% R	15-20 g/kWh R	15-20 g/kWh R
0-5% S	6-10% S	10-15 g/kWh S	10-15 g/kWh S
0-5% T	6-10% T	5-10 g/kWh T	5-10 g/kWh T
0-5% U	6-10% U	0-5 g/kWh U	0-5 g/kWh U
0-5% V	6-10% V	0-5 g/kWh V	0-5 g/kWh V
0-5% W	6-10% W	0-5 g/kWh W	0-5 g/kWh W
0-5% X	6-10% X	0-5 g/kWh X	0-5 g/kWh X
0-5% Y	6-10% Y	0-5 g/kWh Y	0-5 g/kWh Y
0-5% Z	6-10% Z	0-5 g/kWh Z	0-5 g/kWh Z