



£685,000

Cornwallis Avenue, New Eltham, SE9 3RF

Chattertons

EST 1893

Located in one of the most popular roads in the area and very close by to the outstanding Dulverton primary school and 8 minute walk to New Eltham mainline station. The unique selling point of this house is the plot size, which extends from Cornwallis avenue to Footscray Road. The boundary starts at the front with private driveway and the rear garden is double length and at the end is a detached garage with private driveway along with direct access. The possibilities for how the extra land is used are endless. The house itself was built in the 1930s and is presented in lovely condition as it has been so well cared for by the current owner, the accommodation includes 2 receptions, modern kitchen, 2 bathrooms one on each floor, 3 bedrooms and conservatory. This is a one off in a first class location.



1930s semi detached house

Huge plot

Double length garden

2 driveways one to the front and one to the rear

Garage

Entrance hall

Parquet flooring, under stairs storage cupboard

Lounge 15' 5" x 12' 0" (4.70m x 3.65m)

Double glazed bay window, radiator, carpet, gas fire with surround

Dining room 12' 2" x 12' 0" (3.71m x 3.65m)

Doors to conservatory, radiator, carpet

Ground floor shower room

Frosted double glazed window, shower cubicle, pedestal wash hand basin, low level wc, cupboard housing boiler and hot water tank, radiator, tiled walls

Kitchen 12' 2" x 8' 11" (3.71m x 2.72m)

Dual aspect double glazed windows, door to conservatory, modern wall and base units, stainless steel single drainer sink unit with mixer taps, integrated dishwasher, integrated eye level oven and microwave, hob with extractor hood, space for fridge freezer, radiator

Conservatory 20' 11" x 8' 0" (6.37m x 2.44m)

Double glazed windows, door to the outside built in storage, tiled floor

3 bedrooms

2 receptions and 2 bathrooms

Close to the outstanding Dulverton primary school

Extremely popular road

8 Minute walk to New Eltham mainline station

Stairs to the first floor

Double glazed window, carpet

Bedroom 1 14' 8" x 12' 1" (4.47m x 3.68m)

Double glazed bay window, built in wardrobes, radiator, carpet

Bedroom 2 12' 4" x 12' 1" (3.76m x 3.68m)

Double glazed window, radiator, carpet built in wardrobes

Bedroom 3 8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window, radiator, carpet, built in wardrobes

Bathroom

2 frosted double glazed windows, panelled bath with mixer taps, pedestal wash hand basin with mixer taps, low level wc, chrome heated towel rail, tiled walls, modern flooring

Rear garden

Laid to lawn with patio and side entrance, additional garden laid to lawn with plants and shrubs

Garage

With private driveway to the rear

Front driveway

Off road parking





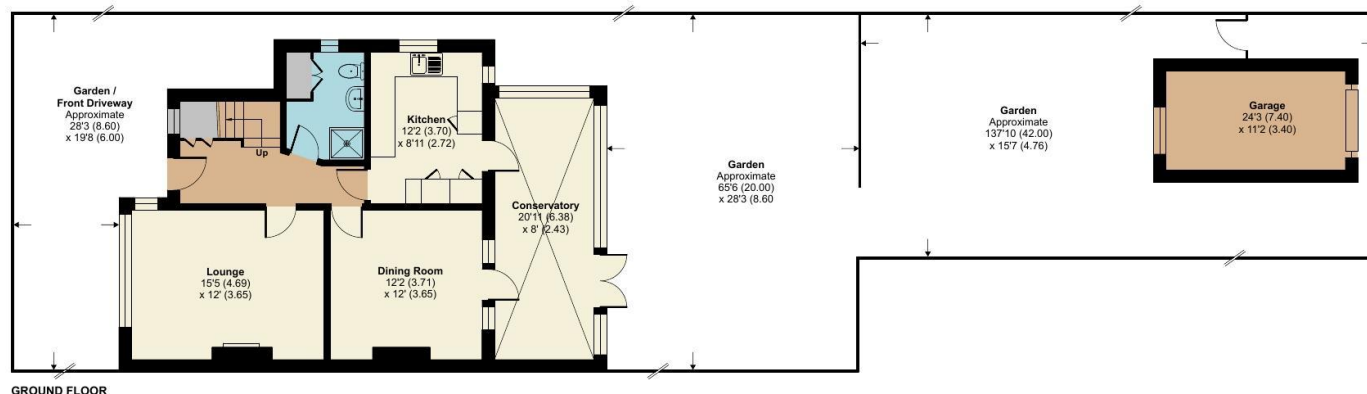
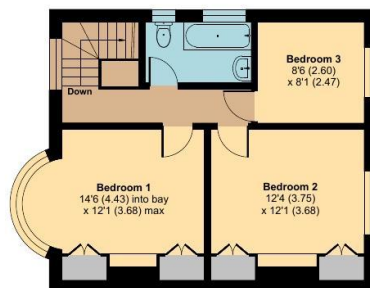
Cornwallis Avenue, London, SE9

Approximate Area = 1312 sq ft / 121.8 sq m

Garage = 271 sq ft / 25.2 sq m

Total = 1583 sq ft / 147 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 Chattertons Estate Agents Ltd. REF: 1508388

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