



Guide Price £650,000

Cornwallis Avenue, New Eltham, SE9 3RF

Chattertons

EST 1893

Situated in our most sought after roads is this classic 1930s semi detached house only 5 minutes from the outstanding Dulverton primary school and around 8 minutes from New Eltham mainline station. Set amongst a backdrop of beautiful blossom trees the whole neighbourhood is picture perfect especially in the spring. This property has been very well cared and loved by the previous owner and is now ready for the next family to create their own happy memories. The house does need updating and has great potential for extension but the most important thing about any property is the location and in this regard this property is a huge winner. The accommodation includes 2 receptions, large conservatory, 3 bedrooms, modern kitchen and first floor bathroom. Offered to the market chain free.



**Fantastic location**  
5 mins from the outstanding Dulverton primary school  
**Beautiful neighbourhood**  
8 minutes to New Eltham mainline station  
**Bexley borough**

**Entrance hall**  
Laminate flooring, radiator with cover, under stairs storage, carpet

**Lounge 14' 2" x 11' 11" (4.31m x 3.63m)**  
Double glazed window, radiator, carpet, fireplace

**Dining room 13' 6" x 11' 11" (4.11m x 3.63m)**  
Radiator, carpet, doors to conservatory

**Conservatory 18' 5" x 14' 5" (5.61m x 4.39m)**  
Doors to the garden, tiled floor

**Kitchen 13' 5" x 7' 10" (4.09m x 2.39m)**  
Double glazed window, fitted wall and base units with work surface, stainless steel single drainer sink unit with 1.5 bowl and mixer taps, integrated double oven and hob, plumbing for washing machine, pull out refuse, large cupboard housing boiler, door to the garden

**Well loved and cared for house**  
**Southerly aspect garden**  
**Great potential for extension stpp**  
**Chain free**  
**Private driveway**

**Stairs to the first floor**  
Double glazed

**Bedroom 1 13' 6" x 11' 11" (4.11m x 3.63m)**  
Double glazed window, wardrobes to 1 wall, radiator, carpet

**Bedroom 2 13' 3" x 11' 11" (4.04m x 3.63m)**  
Double glazed bay window, radiator, carpet, built in wardrobes

**Bedroom 3 7' 0" x 7' 9" (2.13m x 2.36m)**  
Double glazed window, radiator, carpet

**Bathroom**  
2 frosted double glazed windows, corner bath, pedestal wash hand basin, low level wc, tiled walls and floor, chrome heated towel rail

**Rear garden 60' 8" x 28' 3" (18.48m x 8.60m)**  
Southerly aspect, patio and lawned area with mature plants and trees, side access, outside tap

**Driveway**  
Private driveway providing off road parking

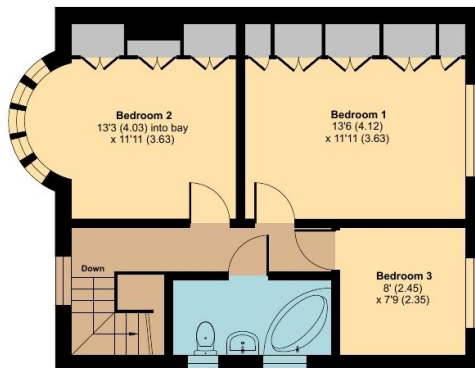




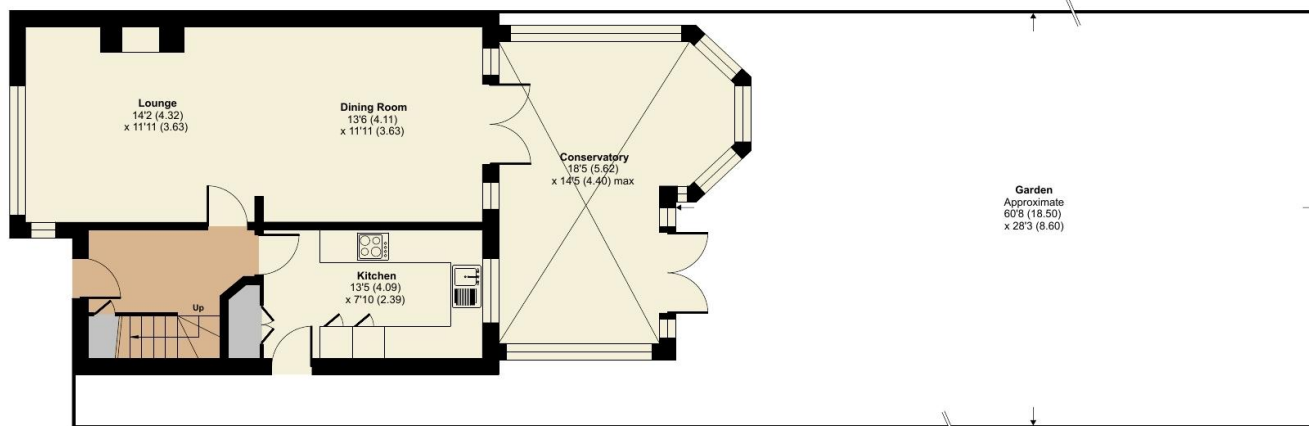
# Cornwallis Avenue, London, SE9

Approximate Area = 1270 sq ft / 117.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1433458

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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