



£625,000

Dulverton Road, New Eltham, SE9 3RJ

Chattertons

EST 1893

Located in a great neighbourhood seconds away from the outstanding Dulverton primary school is this 1930s semi detached. Featuring lovely spacious rooms the accommodation includes 2 receptions, 3 bedrooms, kitchen, upstairs bathroom and separate wc. The house is a blank canvas and with great potential for extension to the rear and into the loft, whilst this is subject to planning the precedent has been well and truly set. Also less than 10 minutes to New Eltham mainline station which offers fast and frequent access into London and beyond. Perfect family house with potential to grow.



**Lovely neighbourhood**  
**Seconds from the outstanding Dulverton school**  
**Classic 1930s semi detached house**  
**Great for extension (stpp)**

**Entrance hall**

Wood flooring, radiator

**Lounge 15' 8" x 12' 8" (4.77m x 3.86m)**

Double glazed bay window, double radiator, carpet

**Dining room 15' 5" x 11' 4" (4.70m x 3.45m)**

Double glazed doors to the garden, double radiator, carpet

**Kitchen 11' 8" x 8' 0" (3.55m x 2.44m)**

Double glazed door to the garden, wall and base units, sink unit, plumbing for washing machine, double radiator, tiled floor

**Stairs to the first floor**

Carpet, access to the loft, frosted double glazed window to the side

**Borough of Bexley**  
**Spacious rooms**  
**Great for a family**  
**Less than 10 minutes to New Eltham mainline station**

**Bedroom 1 15' 8" x 11' 8" (4.77m x 3.55m)**

Double glazed bay window, radiator, 2 built in wardrobes, carpet

**Bedroom 2 11' 10" x 11' 8" (3.60m x 3.55m)**

Double glazed window, radiator, carpet

**Bedroom 3 8' 7" x 7' 10" (2.61m x 2.39m)**

Double glazed window, radiator, carpet

**Bathroom 7' 8" x 5' 9" (2.34m x 1.75m)**

Frosted double glazed window, panelled bath with mixer taps, wash hand basin with vanity below, tiled floor and walls, radiator

**Separate wc**

Frosted double glazed window, wc, laminate flooring

**Rear garden 91' 10" x 25' 7" (27.97m x 7.79m)**

Laid to lawn with patio, side access

**Front driveway**

Providing off road parking





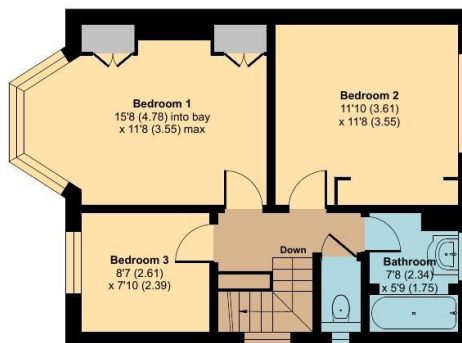
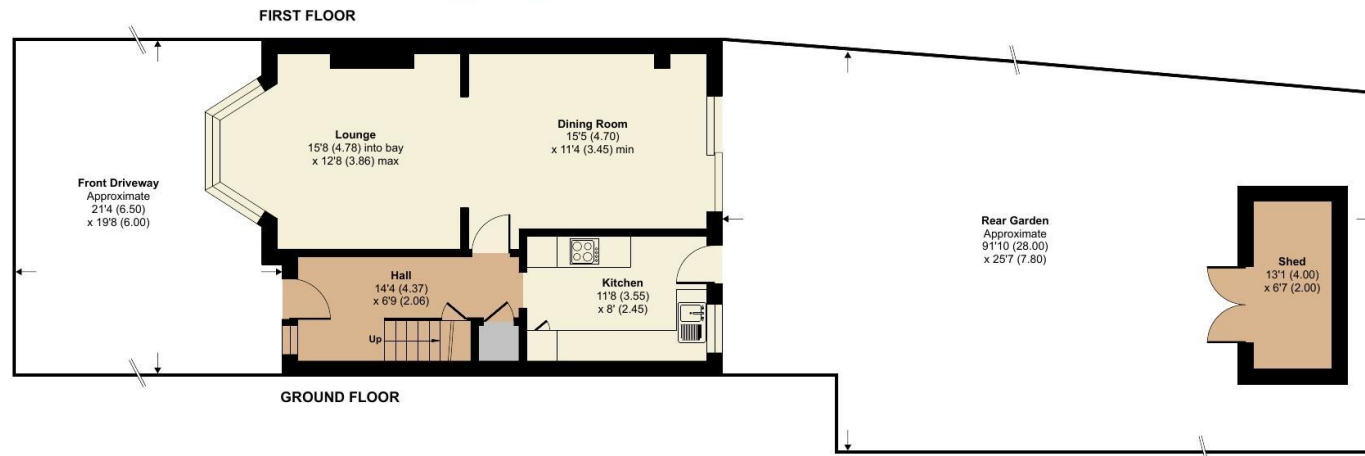
## Dulverton Road, London, SE9

Approximate Area = 1070 sq ft / 99.4 sq m

Outbuilding = 86 sq ft / 8 sq m

Total = 1156 sq ft / 107.4 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). © nitchcom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1537771

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