

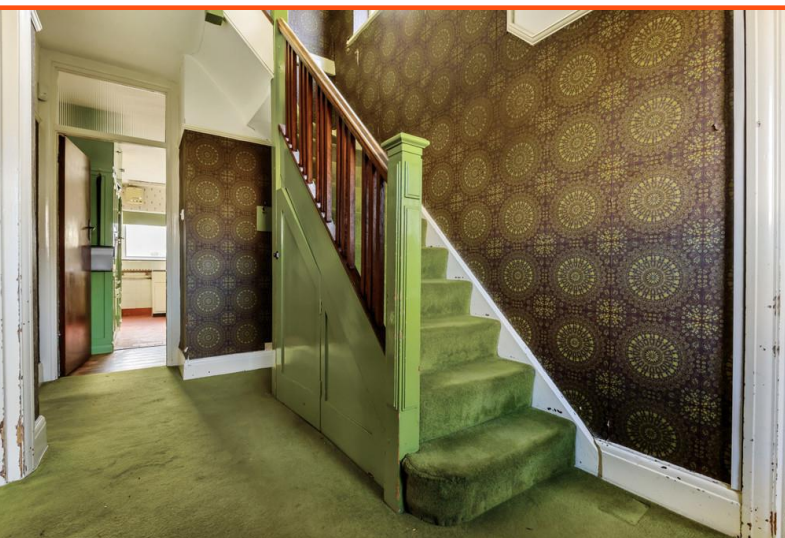


**63 Dulverton Road, New  
Eltham, London, SE9 3RJ**

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

**\*\*\* GUIDE PRICE £600,000 - £635,000 \*\*\***

**Offered to the market CHAIN FREE this detached house is ideal for those looking for a project. Offering obvious potential to extend (STGRPC) this house is located in the extremely popular Dulverton Road and in the catchment for Dulverton primary school. Comprising reception room, dining room, kitchen and utility room to the ground floor. On the first floor you will find a further 4 bedrooms and family bathroom. To the rear there is a private wrap around garden and large garden to the front with with a private drive, wide cutaway leading to a large garage which could be rebuilt or moved to allow more off street parking. Close by you have New Eltham train station for those needing to commute and excellent bus links keeping you connected with Sidcup, Eltham and Bromley. Call now to avoid disappointment!**



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## Dulverton Road, London, SE9

Approximate Area = 1500 sq ft / 139.4 sq m (includes garage)

For identification only - Not to scale



0.3 Mile To  
New Eltham  
Train Station

14 Minutes To  
Lewisham DLR

18 Minutes To  
London Bridge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.  
 Produced for Cockburn Estates Agents. REF: 915089



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.