



3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Little Roke Avenue | Kenley | CR8 5NG

**Guide price £450,000**

# LOFT



Little Roke Avenue | Kenley |  
CR8 5NG  
Guide price £450,000

- Beautiful period semi-detached family home
- Original features throughout and tastefully modernised
- Stunning landscaped, large and level rear garden
- Three good size bedrooms with plenty of storage
- Ideal location for Kenley and Purley town centre and stations
- Close to schools and amenities





Period charm,  
finished  
tastefully  
throughout with  
this beautiful  
family home set  
in the heart of  
Kenley



## Ground Floor

### Entrance Hallway

### Reception Room

14'2" x 13'3" (4.34 x 4.04)

### Dining Room

13'1" x 11'3" (4.01 x 3.45)

### Kitchen

10'0" x 7'6" (3.05 x 2.29)

### Bathroom

## First Floor

### Landing

### Bedroom

13'1" x 11'6" (3.99 x 3.51)

### Bedroom

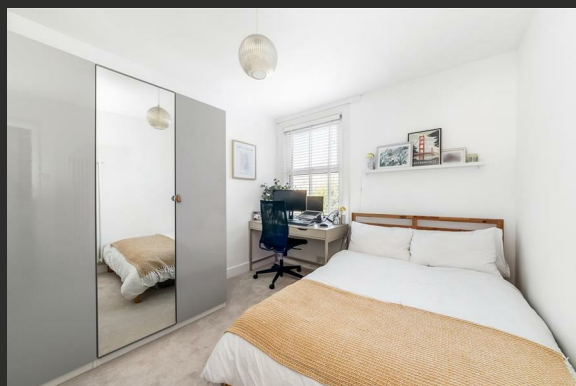
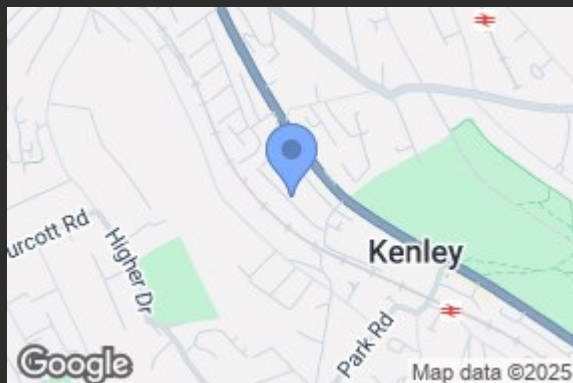
11'5" x 9'6" (3.48 x 2.90)

### Bedroom

10'0" x 7'4" (3.05 x 2.24)

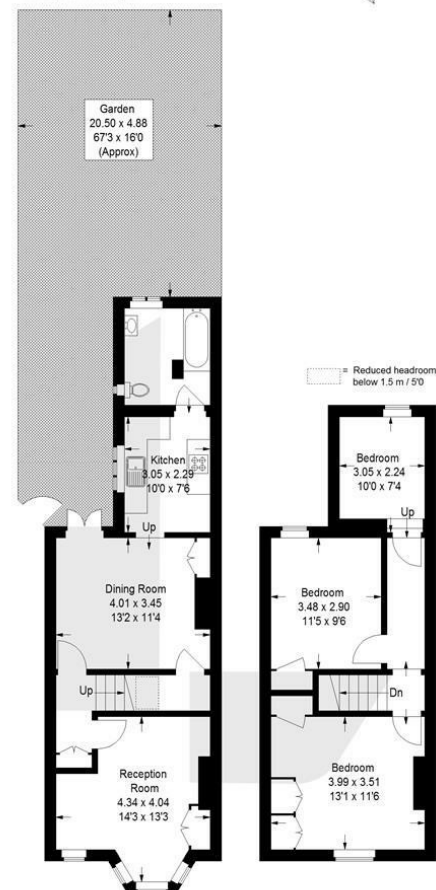
### Outside

### Rear Garden



## Little Roke Avenue, CR8

Approximate Gross Internal Area  
88.7 sq m / 955 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1175365)

EPC Rating: D

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