



WINDSOR  
COTTAGES

**52 Little Roke Avenue**  
Kenley, CR8 5NJ

**£400,000**



## 52 Little Roke Avenue

Kenley, CR8 5NJ

Guide Price £400,000 - £425,000

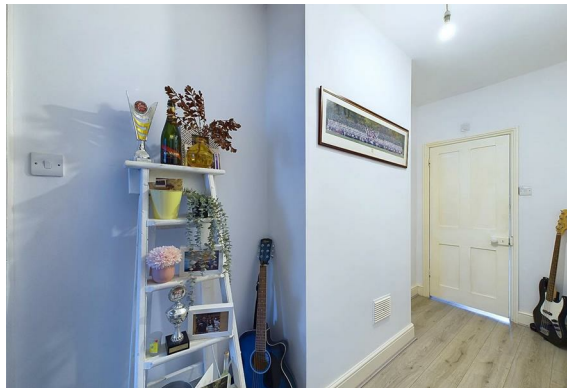
Welcome to this delightful two-bedroom semi-detached period home, perfectly positioned on a quiet no-through road. Combining characterful charm with modern functionality, this property offers a warm and inviting space that's ideal for couples, small families, or those looking to downsize.

Step inside to discover a versatile semi-open-plan living and dining area, designed for both relaxation and entertaining. The space flows seamlessly into a generous kitchen, creating a practical hub for daily life.

Upstairs, the home features two well-proportioned bedrooms and a large bathroom, offering both comfort and convenience. The outdoor space is equally impressive, with a spacious garden that includes both a patio and a lawn – ideal for summer barbecues, gardening, or simply unwinding after a busy day.

Situated within easy reach of Kenley, Purley, and Riddlesdown stations, this home is perfect for commuters and offers great access to local amenities, schools, and green spaces.

If you're looking for a home that combines period charm with modern living and excellent connectivity, this property is not to be missed.





Living Room/Dining Room  
26'5" x 13'2" (8.07m x 4.02m)

Kitchen  
14'11" x 7'10" (4.55m x 2.4m)

Landing

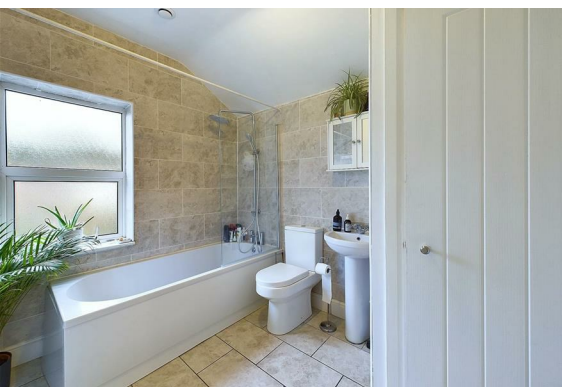
Bedroom  
11'5" x 13'1" (3.5m x 3.99m)



Hallway  
11'5" x 4'5" (3.48m x 1.36m)

Bedroom  
11'6" x 8'3" (3.51m x 2.54m)

Bathroom  
9'8" x 7'10" (2.96m x 2.39m)



Floor Plan



Viewing

Please contact our Coulsdon Sales Office on 0208 763 8878 if you wish to arrange a viewing appointment for this property or require further information.



147 Brighton Road,  
Coulsdon,  
Surrey  
CR5 2NJ  
Tel: 020 8763 8878  
Email: [sales@danieladamsestateagents.co.uk](mailto:sales@danieladamsestateagents.co.uk)  
[www.danieladamsestateagents.co.uk](http://www.danieladamsestateagents.co.uk)

Area Map



Energy Efficiency Graph

