



**4 Little Roke Avenue**  
**Kenley, CR8 5NG**

**Guide Price £425,000**

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## 4 Little Roke Avenue

Kenley, CR8 5NG

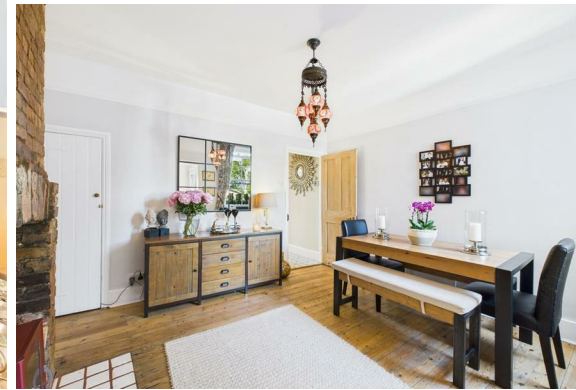
This beautifully presented two bedroom semi detached home combines period character with stylish modern living, making it an ideal choice for those looking for comfort, convenience and charm.

Tastefully decorated and finished to a high standard throughout, the property offers two welcoming reception rooms on the ground floor, perfect for entertaining or simply relaxing after a busy day. A contemporary kitchen opens out to a low maintenance garden, giving you an easy care outdoor space to enjoy throughout the seasons.

Upstairs you will find two bedrooms along with a large family bathroom. Throughout the home, original period features have been carefully retained, including exposed brickwork, original floorboards and striking feature fireplaces, adding warmth and character at every turn.

Set on a popular no through residential road in Kenley, the property enjoys a peaceful position while remaining within easy reach of both Kenley and Purley train stations, offering excellent links into London. Local shops, open green spaces and schools are also close by, creating a lifestyle that blends convenience with community.

Offered to the market with no onward chain, this is a wonderful opportunity to secure a charming period home in a highly sought after location.







Entrance Hall  
2'11" x 14'7" (0.9m x 4.46m)

Living Room  
9'2" x 13'4" (2.81m x 4.07m)

Dining Room  
12'1" x 11'2" (3.7m x 3.42m)

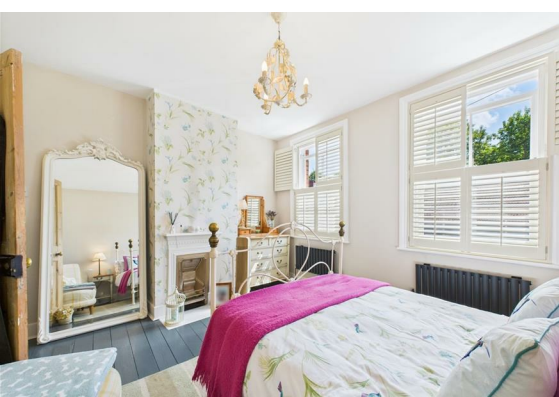
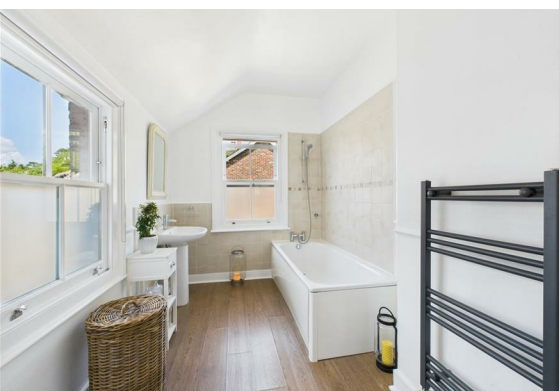
Kitchen  
7'1" x 13'3" (2.17m x 4.05m)

Landing  
4'8" x 11'2" (1.43m x 3.42m)

Bedroom  
12'9" x 11'1" (3.9m x 3.4m)

Bedroom  
7'3" x 11'5" (2.23m x 3.49m)

Bathroom  
7'3" x 13'3" (2.21m x 4.05m)

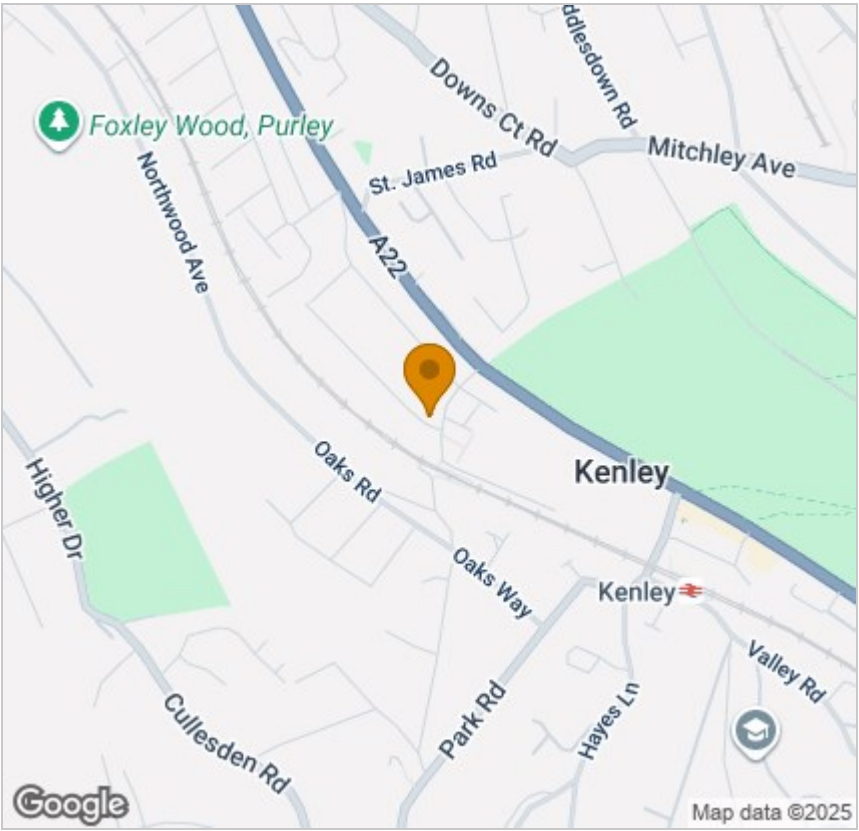




Floor Plan



Area Map



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.



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Energy Efficiency Graph

