



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Little Roke Avenue | Kenley | CR8 5NN

Guide price £450,000

LOFT

Little Roke Avenue |
Kenley | CR8 5NN
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- Semi-detached bay fronted Victorian home
- Two great size reception rooms and separate kitchen
- Beautiful flooring and full of period features
- Three double bedrooms and upstairs bathroom
- Great size rear garden with pretty patio area
- Walking distance to Purley and Kenley train stations
- Popular family area due to excellent local schools

GROUND FLOOR

Hallway

Reception Room

12'5" x 13'1" (3.78m x 3.99m)

Dining Room

13'1" x 10'4" (3.99 x 3.15)

Kitchen

11'4" x 7'9" (3.45m x 2.36m)

FIRST FLOOR

Landing

Bedroom

13'1" x 10'5" (3.99 x 3.18)

Bedroom

9'4" x 7'6" (2.84m x 2.29m)

Bedroom

11'2" x 8'0" (3.40m x 2.44m)

Bathroom

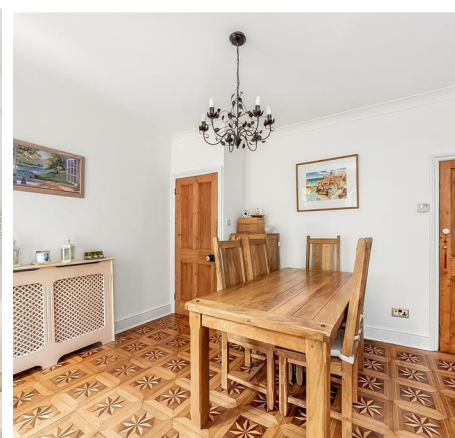
OUTSIDE

Rear Garden

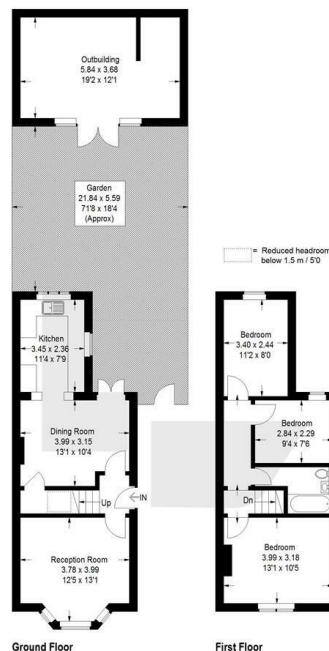
71'8" x 18'4" (21.84m x 5.59m)

Outbuilding

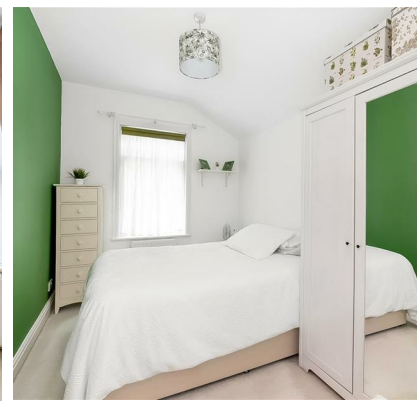
19'2" x 12'1" (5.84m x 3.68m)



Little Roke Ave, CR8
Approximate Gross Internal Area
(Excluding Outbuilding)
78.6 sq m / 846 sq ft



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. (ID1321773)



EPC Rating: D

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