



17 Roke Road
Kenley, CR8 5NQ

Guide Price £599,950



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Positioned within a popular residential setting, this well presented three bedroom detached family home offers a fantastic balance of space, convenience and modern living, ideal for growing families or those looking to upsize.

The location is a real highlight, with Kenley railway station within easy reach, providing direct links into Central London, while the 439 bus route is just moments from your front door, offering easy access into Purley and surrounding areas.

Internally, the property has been thoughtfully extended to the rear to create a sociable open plan kitchen and dining space, complete with a seating area that naturally becomes the heart of the home. Whether it is family meals, entertaining guests or simply unwinding at the end of the day, this is a space designed to be enjoyed. The separate living room offers a bright and spacious retreat, while the addition of a downstairs shower room adds a practical touch for busy households. Upstairs, the property continues to impress with two well proportioned bedrooms, a third bedroom ideal as a nursery, home office or child's room, and a family bathroom.

Outside, the rear garden features a generous decking area leading onto a lawn, creating an ideal setting for outdoor dining, summer gatherings or a safe space for children to play. Further benefits include side access and off road parking.





Entrance Hall
20'0" x 5'8" (6.12m x 1.75m)

Living Room
16'3" x 10'7" (4.96m x 3.24m)

Kitchen/Dining Room
20'1" x 16'7" (6.13m x 5.08m)

Shower Room
6'5" x 5'10" (1.96m x 1.79m)

Terrace

Landing
8'3" x 3'1" (2.54m x 0.96m)

Bedroom
12'10" x 9'6" (3.92m x 2.92m)

Bedroom
11'10" x 8'4" (3.61m x 2.56m)

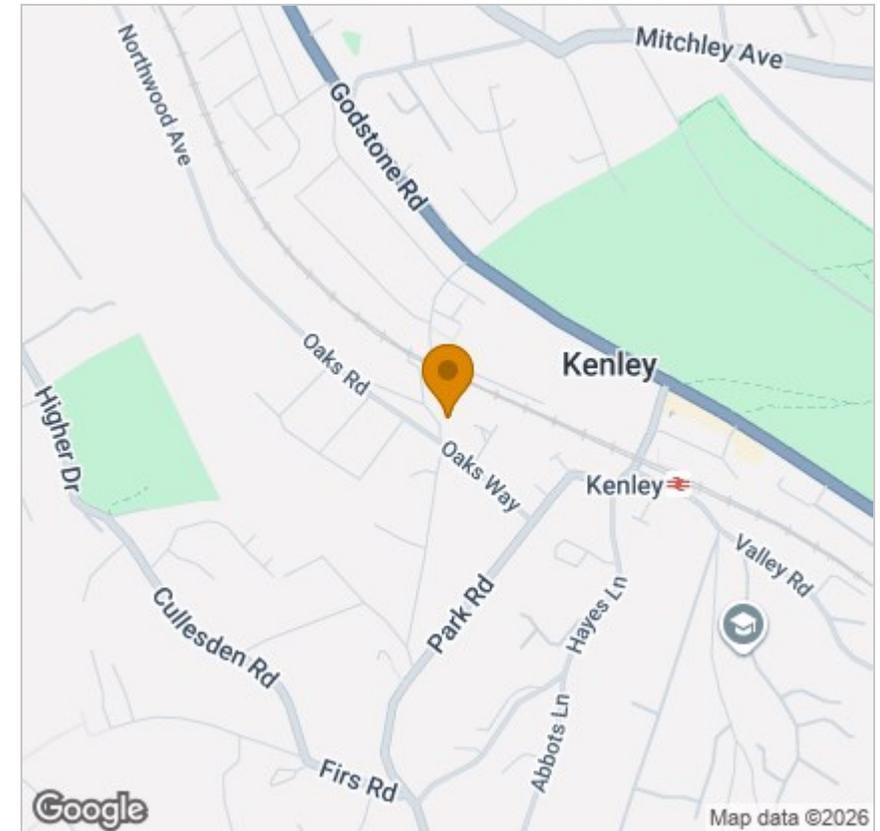
Bedroom
7'5" x 6'0" (2.28m x 1.85m)

Bathroom
9'6" x 6'1" (2.91m x 1.86m)

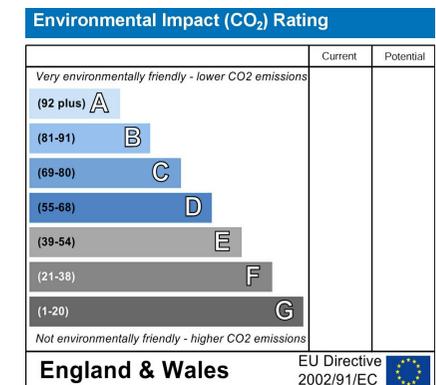
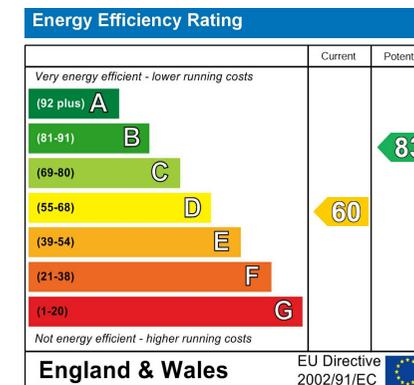
Floor Plan



Area Map



Energy Efficiency Graph



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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