



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Roke Lodge Road | Kenley | CR8 5NA

Guide price £525,000

LOFT

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- Beautifully presented end of terrace home
- Driveway to the front and exceptionally landscaped rear garden
- Stunning extended open-plan kitchen/diner, with high quality integrated appliances and hard flooring
- Cosy snug that leads through to the contemporary lounge
- Flooded with light from the bay windows, sky lights and double doors
- Convenient utility room and downstairs WC
- Three good size bedrooms to the first floor and fully tiled bathroom
- Ideally situated, just tucked away but within 15 minutes walk to Purley train station and town centre

Ground Floor

Hallway

Reception Room

14'6 x 13'5 (4.42m x 4.09m)

Kitchen/Diner

22'9 x 17'7 (6.93m x 5.36m)

Utility

9'6 x 7'5 (2.90m x 2.26m)

WC

First floor

Landing

Bedroom

12'7 x 12'5 (3.84m x 3.78m)

Bedroom

11'2 x 9'9 (3.40m x 2.97m)

Bedroom

9'0 x 9'0 (2.74m x 2.74m)

Bathroom

Outside

Driveway

Rear Garden

68'7 x 20'7 (20.90m x 6.27m)



Roke Lodge Road, CR8
Approximate Gross Internal Area
106.1 sq m / 1142 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. (ID1280201)



EPC Rating: D

23a High Street
Purley
Surrey
CR8 2AF
0208 660 8070
hello@loft-estates.co.uk

