

DANIEL ADAMS

78 Little Roke Avenue

Kenley, CR8 5NJ

£375,000

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Offered to the market with no onward chain, this two-bedroom semi-detached home presents an exciting opportunity for buyers looking to create a home tailored to their own taste. Requiring some modernisation, it offers fantastic scope to improve and add value over time, making it the perfect opportunity for anyone looking to put their own stamp on a home.

Situated within a popular cul-de-sac, the property enjoys a generous plot with an approximately 100ft rear garden, providing plenty of outdoor space to enjoy. Predominantly laid to lawn with a patio seating area and convenient side access, the garden offers endless potential for entertaining, family life or future landscaping.

The ground floor comprises two separate reception rooms, offering flexibility for both living and dining, alongside a kitchen and a useful downstairs W/C. Upstairs, the property benefits from two well-proportioned double bedrooms, with the bathroom currently accessed via the second bedroom. Many neighbouring homes have reconfigured the first floor to create a separate hallway, providing direct access to the bathroom and offering buyers an excellent opportunity to adapt the layout to better suit modern family living.

Further benefits include gas central heating and a sought-after cul-de-sac location, well placed for local amenities, schools and transport links.

Whether you're taking your first step onto the property ladder or searching for a home with genuine potential, this chain-free property offers a fantastic opportunity to create something truly your own.

























Living Room
11'5" x 12'11" (3.49m x 3.94m)

Hallway
2'11" x 3'3" (0.89m x 1.01m)

Dining Room
11'5" x 12'10" (3.48m x 3.92m)

Kitchen
9'10" x 7'9" (3.01m x 2.38m)

Utility Area
4'3" x 2'5" (1.30m x 0.76m)

WC
4'3" x 5'3" (1.31m x 1.62m)

Landing
2'7" x 2'7" (0.80m x 0.79m)

Bedroom
11'5" x 13'1" (3.49m x 4.01m)

Bedroom
11'6" x 13'0" (3.53m x 3.97m)

Bathroom
9'10" x 7'9" (3.01m x 2.38m)

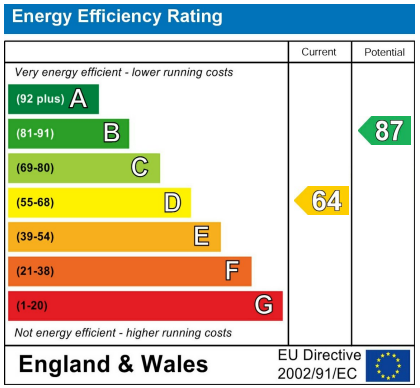
Floor Plan

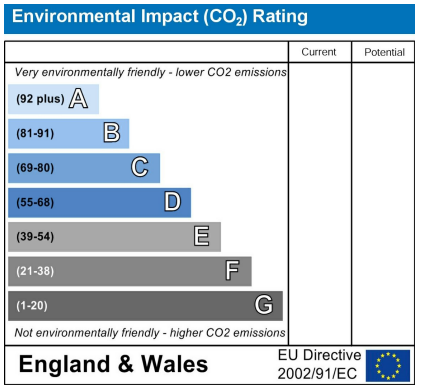


Area Map



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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