



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

£550,000

LOFT

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Tucked away from the hustle and bustle, this charming home is located on the sought after road of Haydn Avenue. Having been recently updated by the current owners, including fresh paintwork and new flooring, it is ready to move straight into. There is plenty of scope to transform even further, however, and it is ideal for those who want rear extensions and also loft extensions/conversions (STPP), as many on the road have done. Currently spanning 886 sq. ft. the accommodation is flexible, with two reception rooms and a separate kitchen to the ground floor. Throughout the home, the original period features have been retained, including the enviable fireplaces and high ceilings. Upstairs, the two bedrooms and bathroom have been recently updated, and the property has a WC. Outside, the garden is vast, with a convenient garage on offer with rear access, perfect for storing your car. This is a fantastic opportunity to convert this into a perfect for modern living! The ideal forever home, boasting every opportunity to put your own stamp on! Perfectly situated between Purley and Reigate train stations, with great Primary and Secondary schools within close proximity to the area.

- Great schools and nurseries nearby

Ground Floor

Entrance

Reception Room

12'8" x 11'5" (3.86m x 3.48m)

Reception Room

12'9" x 10'4" (3.89 x 3.15)

Kitchen

9'1" x 7'1" (2.77 x 2.16)

First Floor

Bedroom

12'2" x 10'7" (3.71 x 3.23)

Bedroom

15'9" x 10'4" (4.80m x 3.15m)

Bedroom

8'1" x 7'0" (2.46m x 2.13m)

Bathroom

WC

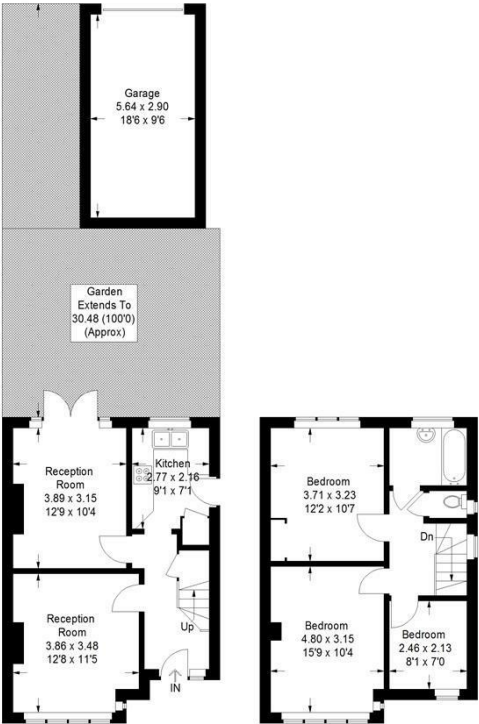
Outside

Garden



Haydn Avenue, CR8

Approximate Gross Internal Area
82.3 sq m / 886 sq ft
Garage = 16.6 sq m / 179 sq ft
Total = 98.9 sq m / 1065 sq ft



Ground Floor

First Floor

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. (ID1218601)

EPC Rating: C

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