



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

£520,000

LOFT

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- Extended semi-detached home
- Garage accessed via the rear and store room to the side
- Vast rear garden with beautiful views
- Contemporary kitchen/diner with integrated appliances
- Separate cosy lounge and dining room extension
- Three good size bedrooms and family bathroom
- Perfect family home, close to great schools and walking distance to Reedham and Purley train stations
- Chain free!

Ground Floor

Hallway

Reception Room

15'9 x 11'3 (4.80m x 3.43m)

Kitchen/Diner

18'1 x 10'5 (5.51m x 3.18m)

Dining Room

16'1 x 9'3 (4.90m x 2.82m)

First Floor

Landing

Bedroom

13'9 x 10'2 (4.19m x 3.10m)

Bedroom

12'1 x 10'4 (3.68m x 3.15m)

Bedroom

8'1 x 6'9 (2.46m x 2.06m)

Bathroom

Outside

Rear Garden

Garage

18'0 x 7'4 (5.49m x 2.24m)

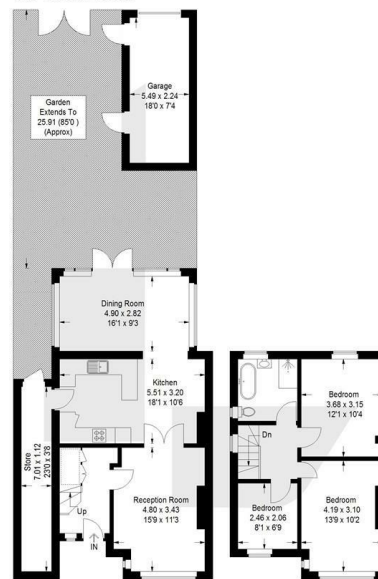
Store

23'0 x 3'6 (7.01m x 1.07m)



Haydn Avenue Purley, CR8

Approximate Gross Internal Area
(Including Store)
108.6 sq m / 1168 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 121.6 sq m / 1308 sq ft



Ground Floor
= Reduced headroom below 1.5 m / 5'0"

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. (10/1310719)



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EPC Rating: D