



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

**£2,300 Per month**

**LOFT**

Haydn Avenue |  
Purley | CR8 4AE  
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This beautifully presented extended semi-detached home offers the perfect blend of space, comfort, and modern family living. Boasting three generously sized bedrooms and a stylish family bathroom, the property features a contemporary kitchen/diner complete with integrated appliances, ideal for both everyday living and entertaining. A separate cosy lounge provides a welcoming retreat, while the dining room extension adds valuable additional living space. Outside, the home benefits from a garage with rear access and a convenient side store room, alongside a vast rear garden that enjoys stunning views and offers endless possibilities for relaxation and outdoor enjoyment. Situated close to highly regarded schools and within walking distance of Reedham and Purley train stations, this chain-free property presents an exceptional opportunity for families seeking a well-connected and move-in-ready home.

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

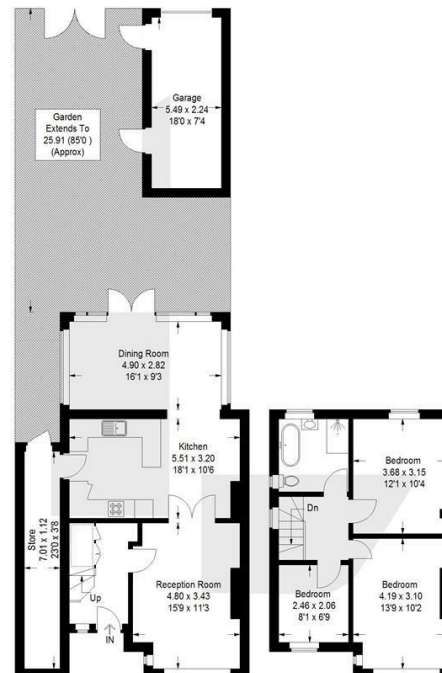
**Store**

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

First Floor

□ = Reduced headroom below 1.5 m / 5'0"

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. (ID1310719)

EPC Rating: D

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