



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

**£2,300**

LOFT

**Haydn Avenue |  
Purley | CR8 4AE  
£2,300**

- Semi-detached family home available immediately
- Scope to reconfigure layout and create open plan living
- Stunning views from the bedrooms
- Great schools and nurseries nearby
- Newly refurbished throughout and ready to move into
- Large rear garage with easy access and power
- Excellent location to for transport links and amenities
- \*Some photos have been virtually staged and are for marketing purposes only\*

**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**

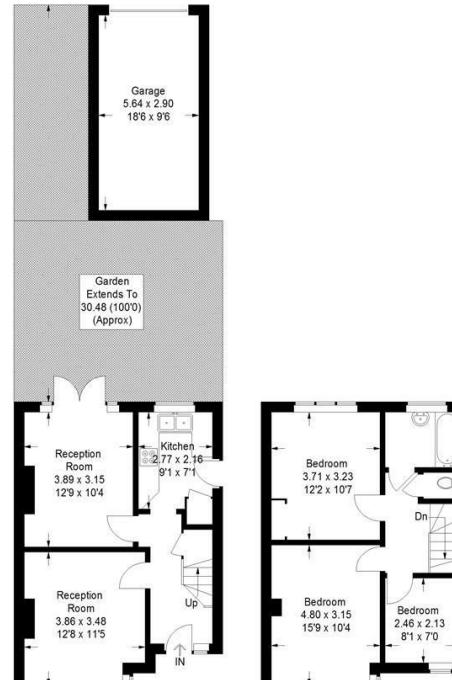
**Outside**

**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



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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