



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

Guide price £550,000

LOFT

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- Immaculately presented semi-detached home
- Contemporary garden studio, ideal for home working with power and internet
- Modern kitchen with integrated appliances
- Spacious and bright through lounge and dining room
- Glass sliding doors leading to the decking area and south-west facing garden with spectacular views
- Three bedrooms, with two being doubles, and potential to extend (STPP)
- Stylish bathroom with full size bath
- Great schools and transport links close by

Ground Floor

Hallway



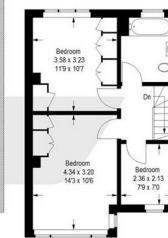
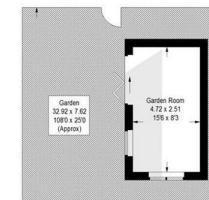
Double Reception Room

26'3 x 11'5 (8.00m x 3.48m)



Haydn Avenue, CR8

Approximate Gross Internal Area
83.0 sq m / 893 sq ft
Garden Room = 12.5 sq m / 135 sq ft
Total = 95.5 sq m / 1028 sq ft



First Floor

Landing

Bedroom

14'3 x 10'6 (4.34m x 3.20m)



Ground Floor First Floor

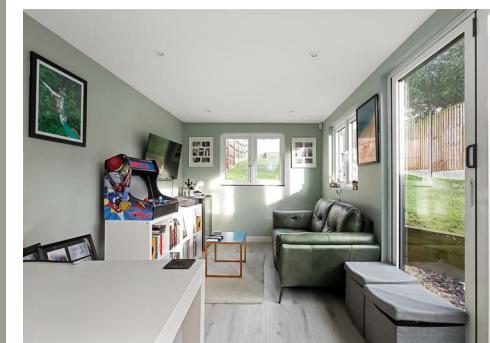
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Where care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1267199)

Bedroom

11'9 x 10'7 (3.58m x 3.23m)

Bathroom

7'9 x 7'0 (2.36m x 2.13m)



Outside

Rear Garden

108 x 25'0 (32.92m x 7.62m)

Garden Room

15'6 x 8'3 (4.72m x 2.51m)

EPC Rating: D

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