



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

£2,500 Per month

LOFT

Haydn Avenue | Purley | CR8 4AE £2,500 Per month

- Extended semi-detached home available immediately
- 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



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

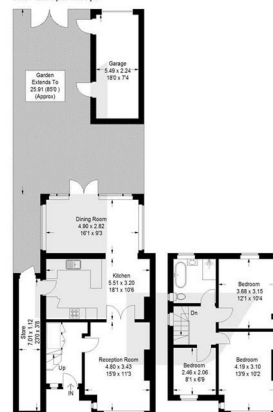
18'0 x 7'4 (5.49m x 2.24m)

Store

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

Haydn Avenue Purley, CR8

Approximate Gross Internal Area
(including Store)
108.5 sq m / 1166 sq ft
Garage = 12.0 sq m / 130 sq ft
Total = 120.5 sq m / 1300 sq ft



Ground Floor First Floor
= Reduced headroom below 1.5m (5ft)
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. (D1310715)

EPC Rating: D



23a High Street
Purley
Surrey
CR8 2AF

0208 660 8070

hello@loft-estates.co.uk