



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AG

Guide price £525,000

LOFT

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- Great-size semi-detached home
- Extensive rear garden with separate garage
- Two reception rooms and separate kitchen
- Welcoming hallway with plenty of storage
- Plenty of scope to extend (STPP)
- Pretty views of greenery surrounding
- Tree-lined road, in close proximity to great schools
- Walking distance to Purley town centre and Reedham train station, with great bus links too

Ground Floor

Hallway

Reception Room

14'0 x 13'0 (4.27m x 3.96m)

Dining Room

13'9 x 10'7 (4.19m x 3.23m)

Kitchen

12'4 x 10'9 (3.76m x 3.28m)

First Floor

Landing

Bedroom

14'0 x 13'0 (4.27m x 3.96m)

Bedroom

14 x 10'7 (4.27m x 3.23m)

Bedroom

11'0 x 8'4 (3.35m x 2.54m)

Bathroom

Outside

Front Garden

Rear Garden

Garage

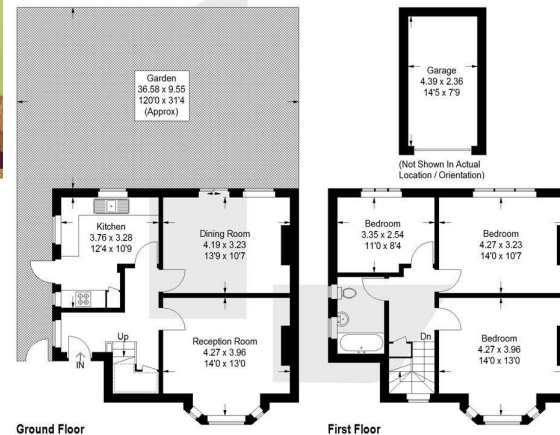
14'5 x 7'9 (4.39m x 2.36m)



Haydn Avenue, CR8

Approximate Gross Internal Area
102.0 sq m / 1096 sq ft
Garage = 10.5 sq m / 113 sq ft
Total = 112.5 sq m / 1211 sq ft

■ Reduced headroom below 1.5m / 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. (ID1280272)



EPC Rating:

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