



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

**Guide price £512,500**

**LOFT**

Haydn Avenue |  
Purley | CR8 4AE  
Guide price £512,500

- 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)

**Kitchen**

9'2 x 6'9 (2.79m x 2.06m)

**First Floor**

**Landing**

**Bedroom**

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

**Bedroom**

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

**Bedroom**

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

**Bathroom**

**Outside**

**Rear Garden**

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

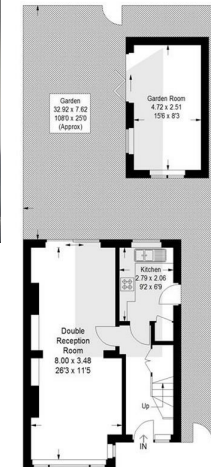
**Garden Room**

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

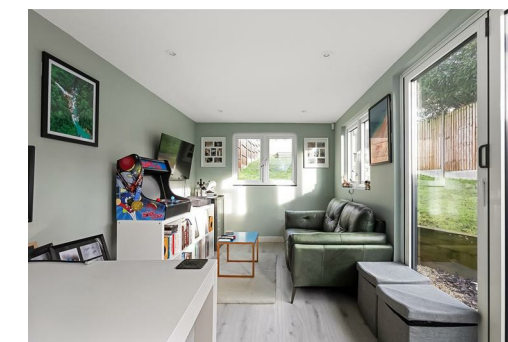


**Haydn Avenue, CR8**

Approximate Gross Internal Area  
83.0 sq m / 893 sq ft  
Garden Room = 12.6 sq m / 136 sq ft  
Total = 95.6 sq m / 1028 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. (D/1267199)



EPC Rating: D

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