



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

£550,000

LOFT

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Tucked away from the hustle and bustle, this charming home is located on the sought after road of Haydn Avenue. Having been recently updated by the current owners, including fresh paintwork and new flooring, it is ready to move straight into. There is plenty of scope to transform even further, however, with large side and rear extensions and also loft extensions/conversions (STPP), as many on the road have done. Currently spanning 886 sq. ft. the accommodation is flexible, with two reception rooms and a separate kitchen to the ground floor. Throughout the home, the original period features have been retained, including the enviable fireplaces and high ceilings. Upstairs, the layout is ideal for a family home, with three bedrooms, a family bathroom and W.C. Outside, the garden is vast, with a convenient garage on offer with rear access, perfect for storing the car or for a workshop. There is also a large rear garage with easy access and power, and a separate workshop with rear access, perfect for modern living! The ideal forever home, boasting every opportunity to put your own stamp on! Perfectly situated between Purley and Reigate train stations, with great Primary schools and nurseries nearby.

- Great schools and nurseries nearby
- *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

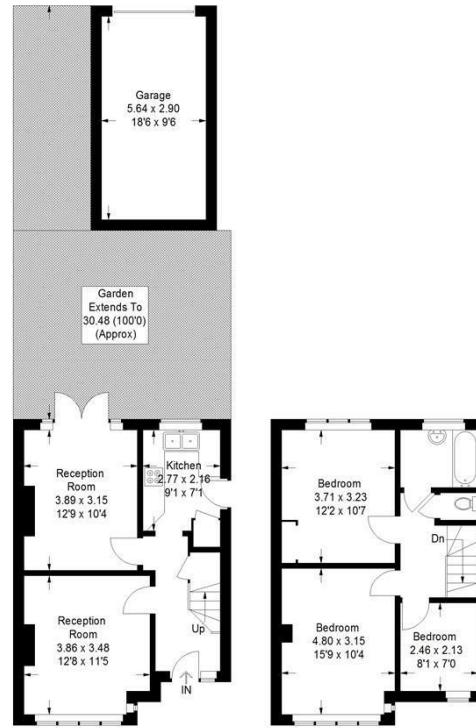
15'9" x 10'4" (4.80m x 3.15m)

Scope to reconfigure layout and create open plan living throughout and ready to move into
Excellent location for transport links and amenities
Stunning views from the bedrooms



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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