



3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

**£550,000**

LOFT



Haydn Avenue |  
Purley | CR8 4AE  
£550,000

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, as the property has a large rear extension 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 two bedrooms and bathroom both represent a great opportunity to put your own stamp on! Outside, the garden is vast, with a convenient garage on offer with rear access, perfect for parking a car or motorhome to convert into a second living space. Perfect for modern living! The ideal forever home, boasting every opportunity to put your own stamp on! Perfectly situated between Purley and Reedham train stations, with great Primary

- 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)

Bedroom

8'1" x 7'0" (2.46m x 2.13m)

Bathroom

WC

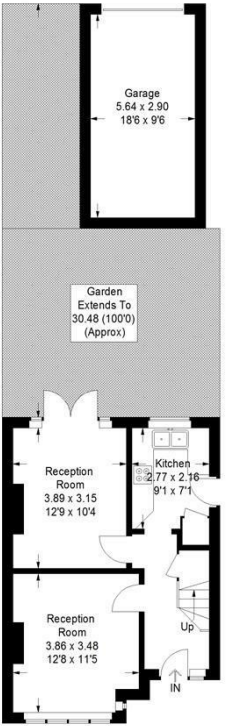
Outside

Garden

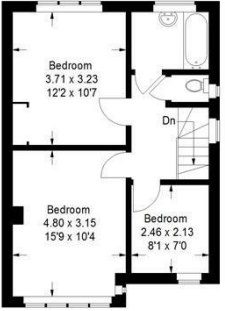


Haydn Avenue, CR8

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



Ground Floor



First Floor

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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