



3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AJ

Guide price £650,000

LOFT

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- Detached family home in quiet residential tree lined road
- Downstairs bedroom with en-suite shower room
- Large kitchen/breakfast area, truly the heart of the home
- Separate utility room
- Three double bedrooms and separate bathroom
- Beautifully presented throughout
- Secluded garden backing onto woodland and not overlooked
- Quiet location, but easily accessible to Purley and Reedham train stations

GROUND FLOOR

Entrance Hall

Reception Room

15'9 x 12'5 (4.80m x 3.78m)

Kitchen/Diner

23'8 x 10'3 (7.21m x 3.12m)

Dining Area

Utility Room

10'6 x 6'1 (3.20m x 1.85m)

Study/Bedroom 4

10'1 x 6'7 (3.07m x 2.01m)

En-Suite Shower Room

FIRST FLOOR

Landing

Bedroom 1

12'6 x 12'5 (3.81m x 3.78m)

Bedroom 2

12'9 x 9'8 (3.89m x 2.95m)

Bedroom 3

10'4 x 9'8 (3.15m x 2.95m)

Bathroom

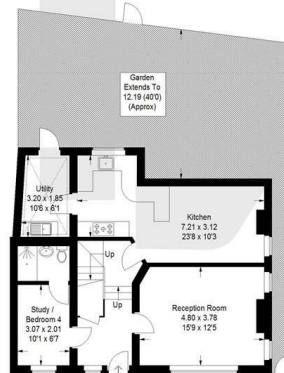
OUTSIDE

Rear Garden

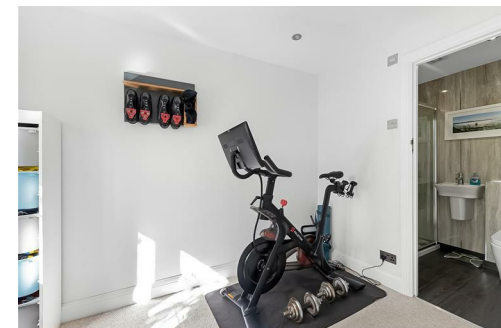
Front Garden



Haydn Avenue, CR8
Approximate Gross Internal Area
(Excluding Void)
120.1 sq m / 1293 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. (ID1335284)



EPC Rating: D

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