



3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Haydn Avenue | Purley | CR8 4AE

Guide price £512,500

LOFT

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- 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

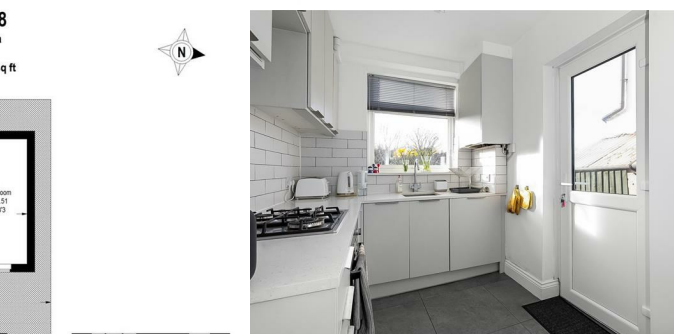
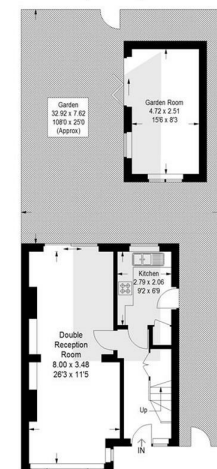
108 x 25'0 (32.92m x 7.62m)

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 = 12.5 sq m / 135 sq ft
Total = 95.5 sq m / 1028 sq ft



EPC Rating: D

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