

FOLKLANDS

HAYDN AVENUE, PURLEY
GUIDE PRICE £485,000



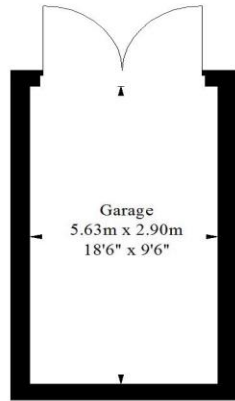




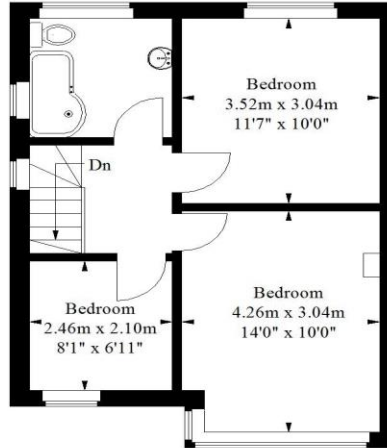


Haydn Avenue, Purley

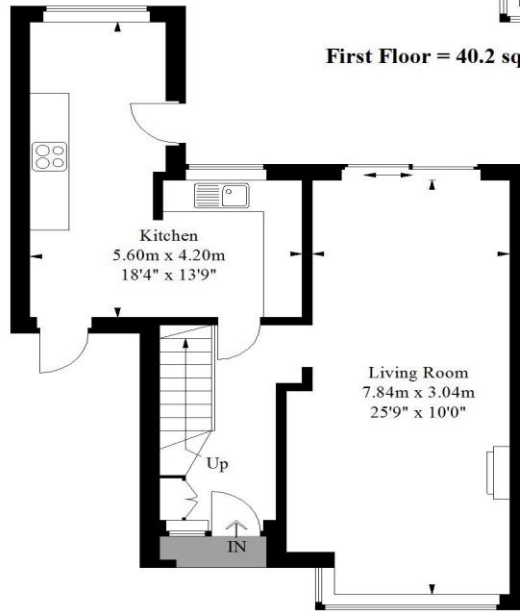
Approximate Gross Internal Area = 91.7 sq m / 987 sq ft
 Garage = 16.9 sq m / 182 sq ft
 Total = 108.6 sq m / 1169 sq ft



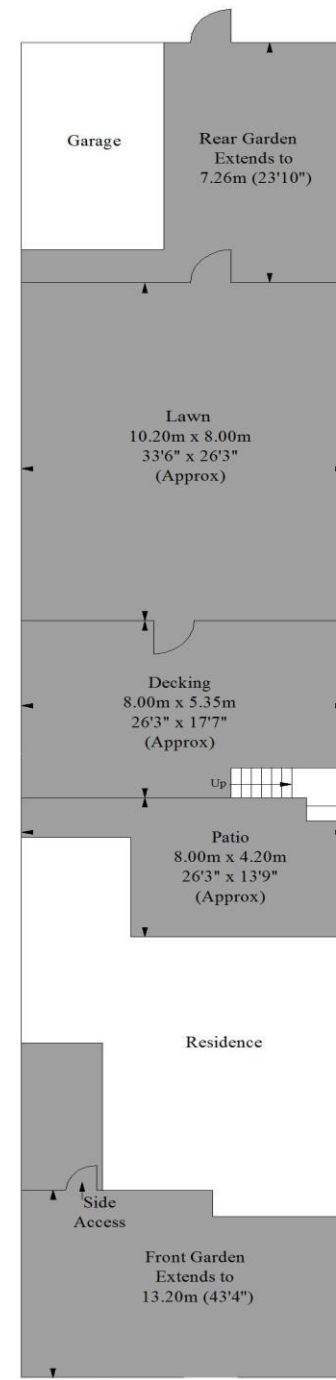
(Not Shown In Actual Location / Orientation)



First Floor = 40.2 sq m / 433 sq ft



Ground Floor = 51.5 sq m / 554 sq ft



(Not To Scale.)

Site Plan

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2017 (ID 341435)

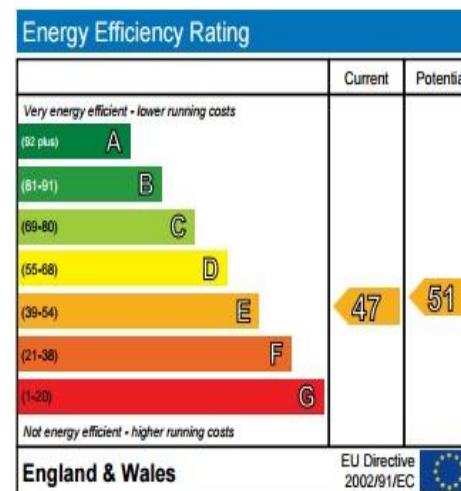
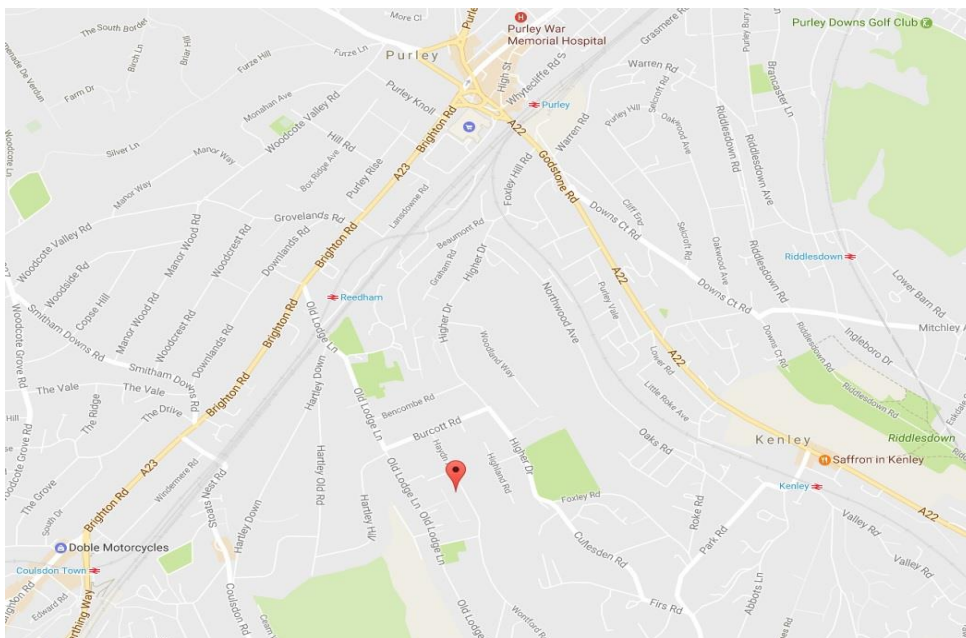
- ❖ EPC EER E
- ❖ SEMI-DETACHED HOUSE
- ❖ POPULAR RESIDENTIAL ROAD
- ❖ 0.6 MILES FROM REEDHAM STATION
- ❖ LARGE SOUTH/ WEST FACING REAR GARDEN
- ❖ PRIVATE GARAGE
- ❖ EXTENDED KITCHEN
- ❖ VALLEY VIEWS TO THE REAR
- ❖ 0.1 MILES FROM REEDHAM PARK PRIMARY SCHOOL
- ❖ 0.3 MILES FROM BEAUMONT PRIMARY SCHOOL
- ❖ 0.6 MILES FROM THE HAYES PRIMARY SCHOOL

A well presented three bedroom semi-detached house situated within this pretty tree lined road, conveniently located only 0.6 miles from Reedham train station and approximately one mile from Purley town centre & mainline train station.

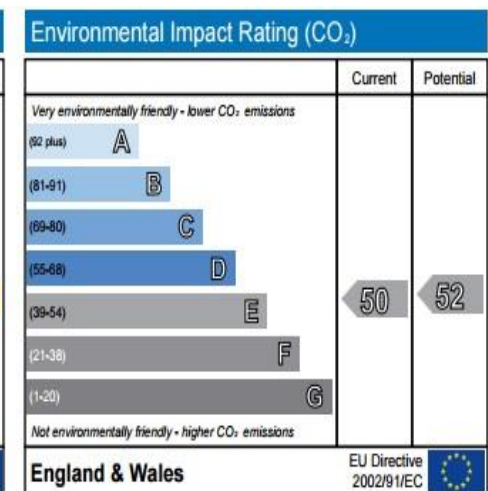
This bright & airy home enjoys an elevated position to the rear with far reaching views over the valley, and benefits from a large South/ West facing rear garden with two sun terraces, private garage to the rear of the garden, side access and an extended kitchen.

The accommodation comprises three bedrooms, large loft space, a stylish three piece family bathroom suite, a bay fronted living room with feature fireplace, a dining room with sliding doors leading onto the patio, an extended kitchen with space for a breakfast table and a private 80' rear garden.

Furthermore, this wonderful home sits only 0.1 miles from Reedham park primary school (Independent), 0.3 miles from Beaumont primary school and 0.6 miles from both the "Outstanding rated" Harris academy in Kenley and well regarded Hayes primary school. The property also benefits from being moments from both the Reedham Park Tennis club and the open green spaces of Higher Drive Recreational ground. In our view this property would make a wonderful family home.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.