



18 Haydn Avenue, Purley

Offers Over £1,000,000

ShineRocks
PROPERTY AGENTS

18 Haydn Avenue

Purley, Purley

An attractive and secluded, six bedroom, three bathroom, three/four reception room, detached family residence, set well back from the road with car port to the front and garage to the rear, set centrally on the plot with a purpose built bar and entertainments area to the rear of the garden. Situated on a lovely South Westerly facing plot, within easy walking distance of excellent local schools and Reedham railway station. Entrance hall, shower room, fully fitted kitchen/breakfast room with french doors to rear terrace, utility room, living room with french doors overlooking front terrace and garden. Stairs to first floor landing, principal bedroom with en suite dressing room and bathroom, three further bedrooms, family bathroom, WC. Stairs to second floor landing, two further bedrooms. Front garden with large paved terrace. SW facing rear garden with purpose build bar and entertainments area.

Council Tax band: G

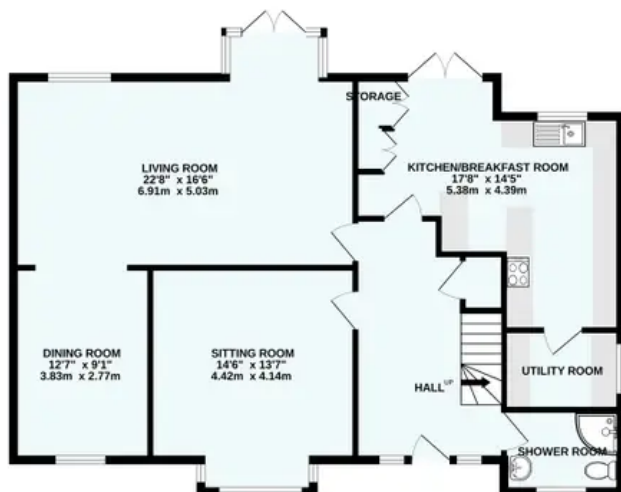
Tenure: Freehold

- SIX BEDROOMS
- THREE BATHROOMS
- THREE/FOUR RECEPTION ROOMS INCLUDING GARDEN BAR
- SOUTH WEST FACING GARDEN WITH LARGE FRONT AND REAR PAVED TERRACES
- FRONT COVERED CAR PORT WITH GARAGE TO REAR
- FIVE MINUTES WALK TO BEAUMONT PRIMARY SCHOOL, 10 MINUTES WALK TO ST.NICHOLAS SCHOOL, 10 MINUTES WALK TO REEDHAM RAILWAY STATION
- EPC- C COUNCIL - TAX BAND-G
- TENURE - FREEHOLD

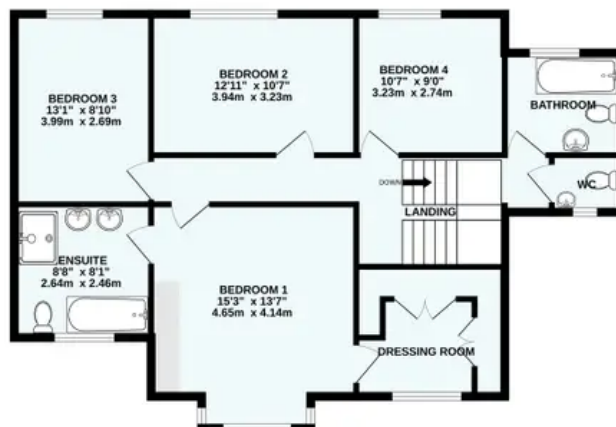




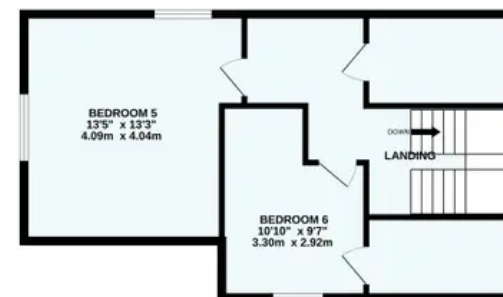
GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



2ND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 2499sq.ft. (232.2 sq.m.) approx.
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ShineRocks Estate Agents

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For clarification purposes, we wish to inform prospective purchasers that these details have been prepared as a general guide only. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and generally to maximum dimensions and should not be relied upon for carpets or furnishings. Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and room sizes are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should only be used as such.