



**7 Haydn Avenue,
Purley, Surrey CR8 4AG – Guide Price £795,000**

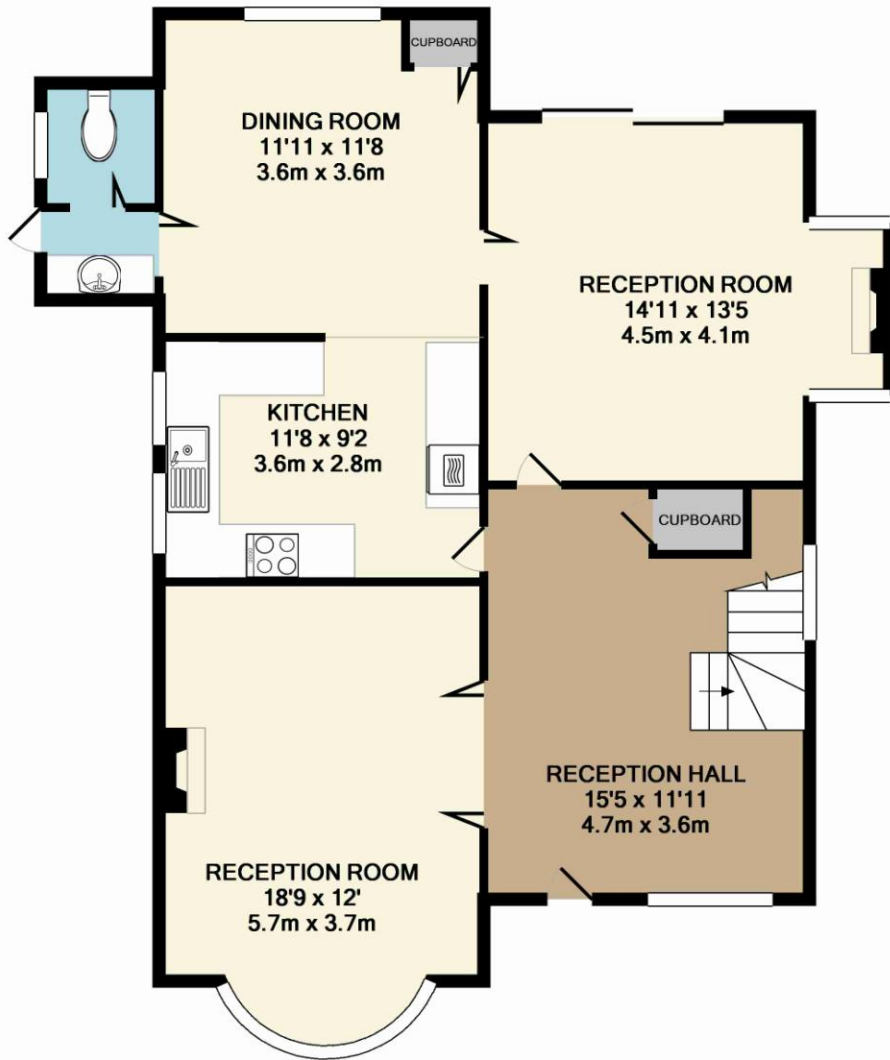


An immaculately presented four bedroom detached house set on a large plot with a swimming pool. The property benefits from good sized ground floor living accommodation with a grand reception hall, three reception rooms, kitchen and downstairs cloakroom. To the first floor are four large bedrooms and a family bathroom. Garage and driveway parking at road level.

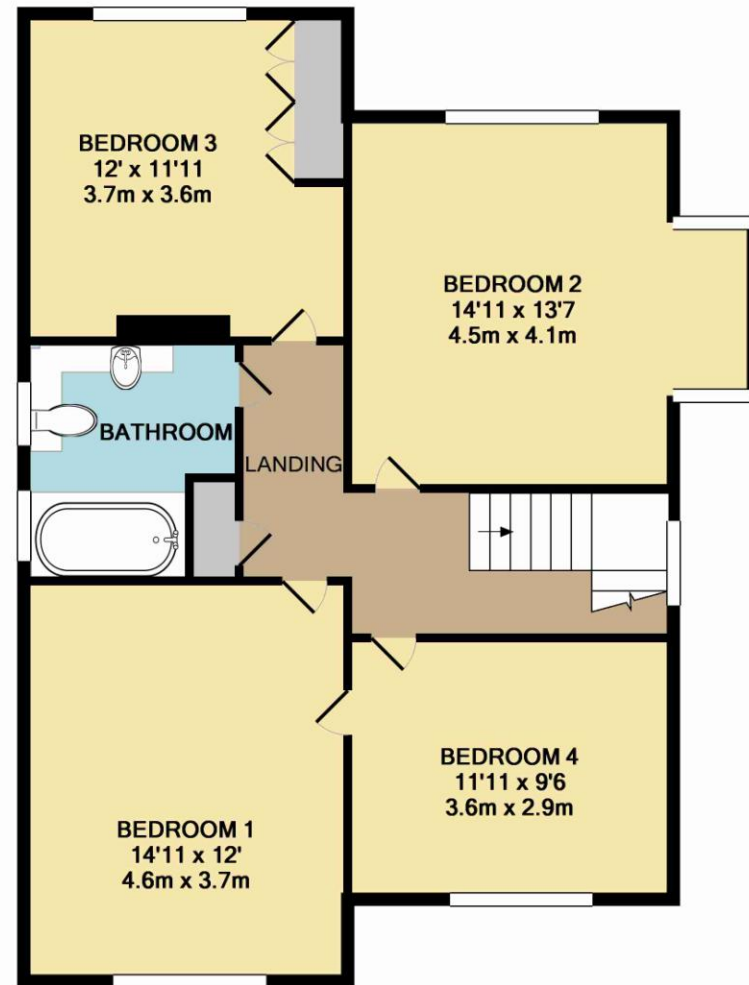
Haydn Avenue is an attractive tree lined road leading off Burcott Road which connects with Higher Drive and runs down to the Godstone Road providing access to Purley Town Centre which has a variety of shops, restaurants, supermarket, library, swimming pool etc. Reedham and Purley Train Stations are both within a short walking distance giving access and frequent and fast services to Croydon, London and surrounding areas. Both the M23 and M25 motorways are within only a few minutes driving distance, Gatwick Airport being easily accessible on the M23 motorway. There is a wide selection of schools for children of all ages within the immediate area together with sporting and recreational facilities nearby.

- LARGE RECEPTION HALL
- THREE RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- SECLUDED SWIMMING POOL AND OUTDOOR ENTERTAINMENT AREA
- GARAGE AND DRIVEWAY PARKING AT ROAD LEVEL
- LARGE GARDENS FRONT AND REAR





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1679 SQ.FT. (156.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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