


**Colliers Water Lane, Thornton Heath,**

Guide Price: £475,000- £500,000

Bairstow eves










A map of the world
EUROPE
ASIA
AFRICA





A spacious three-bedroom freehold family home, ideally positioned on Colliers Water Lane, conveniently located close to the popular Thornton Heath Pond. Offering generous living accommodation, excellent bedroom sizes and superb potential, this property is ideal for families and investors alike.

This well-proportioned three-bedroom terraced house offers an excellent opportunity for a family looking for a spacious home in a convenient residential location, as well as investors seeking an attractive buy-to-let opportunity.

Upon entering, the property offers two exceptionally spacious reception rooms, providing versatile living and entertaining space. Whether used as separate living and dining areas, a family room or a home office, the generous proportions provide plenty of flexibility to suit modern family life.

To the rear is a separate fitted kitchen, complete with integrated appliances and ample storage, offering a practical and functional space for everyday cooking.

Upstairs, there are three well-proportioned bedrooms, with built-in storage provided in two of the bedrooms. The third bedroom is particularly impressive in size, making it a genuinely useful third bedroom rather than simply a box room.

The first floor also benefits from a modern, fully tiled family bathroom, together with a separate WC, providing additional convenience for a growing family.  It also has a detached garage with access from gated alleyway

The property is freehold, adding to its appeal for both homeowners and investors. There is also excellent potential for the new owner to further personalise the property and create a home tailored to their individual requirements.

Located on Colliers Water Lane, the property is ideally positioned close to Thornton Heath Pond, with a range of local amenities, green spaces and schools within easy reach. The area is well served by public transport, with easy access to Thornton Heath Station and Norbury Station, providing convenient connections towards Central London and surrounding areas.

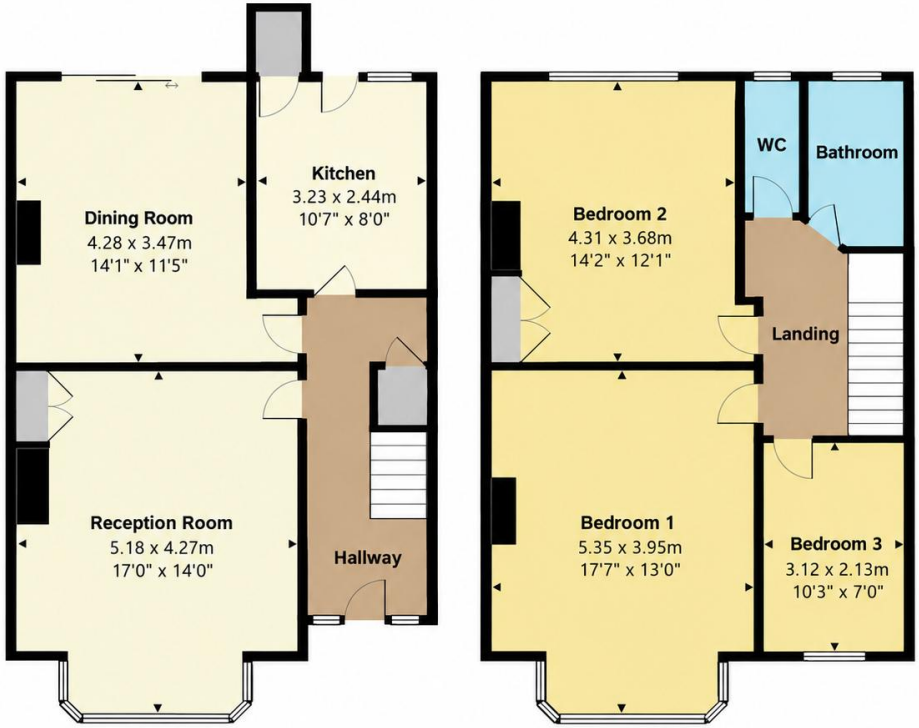
With its spacious accommodation, three good-sized bedrooms, excellent storage, two reception rooms and sought-after freehold tenure, this is a property that offers space, flexibility and genuine long-term potential.

An excellent family home or investment opportunity — early viewing is highly recommended.



# Colliers Water Lane, Thornton Heath, CR7

Total Floor Area: 112.0 m² ... 1205 ft²




**Ground Floor**
Total Floor Area 54.9 m² ... 591 ft²

**1st Floor**
Total Floor Area 56.8 m² ... 611 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com







Council Tax Band: **D**

Tenure: **Freehold**


Viewing by appointment

T: 020 8764 2282
E: norbury@bairstowevescountrywide.co.uk
1449 London Road, Norbury, London, SW16 4AQ



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Bairstow Eves is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05


Code: NRB_NRB260320_R6PL_8