

FOR SALE

£450,000 Freehold



61 Colliers Water Lane, Thornton Heath, Surrey. CR7 7LE

- Three Generous Bedrooms
- Two Large Reception Rooms
- Fitted Kitchen/Diner
- Utility Room
- Cloakroom
- Upstairs Bathroom
- Extended To The Rear
- Gas Central Heating
- Double Glazing
- Original Character Features
- Separate WC
- Must Be Seen!



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PROPERTY DESCRIPTION

Nestled in a desirable location, this charming three-bedroom house offers a perfect blend of original character and modern convenience. With spacious accommodation across two large reception rooms and an extended rear, this property is ideal for families or those looking for generous living space in a welcoming home.

Step inside to discover a large entrance hall that leads onto the two large reception rooms provide versatile spaces for relaxing, entertaining, or working from home, each filled with natural light thanks to the double glazing that ensures a bright and energy-efficient environment. The heart of the home is the fitted kitchen/diner, thoughtfully designed to accommodate both cooking and dining with ease. Adjoining the kitchen is a practical utility room, offering additional space for laundry and storage, helping to keep your home organized and clutter-free. Upstairs, three generous bedrooms provide comfortable private retreats, each benefiting from excellent proportions and ample natural light. The property also features an upstairs bathroom, conveniently serving the needs of the household. A cloakroom on the ground floor adds further convenience, perfect for guests and day-to-day use. The extended rear area enhances the living space and provides great potential for a dining or lounge area that connects seamlessly with the garden.

Additional benefits include gas central heating and double glazing that contributes to energy efficiency and noise reduction. This property's thoughtful layout, combined with its original charm and modern amenities, makes it a rare find in today's market.

Located in a well-connected and sought-after neighbourhood, this home is close to local shops, schools, and amenities, making daily living convenient and enjoyable. With its spacious rooms, character features, and practical additions such as the utility room and cloakroom, this house is ready to welcome its new owners and become a beloved family home.

If you're looking for a property that combines space, style, and practicality, don't miss the opportunity to view this wonderful three-bedroom house. Contact us today to arrange a viewing and experience all this fantastic property has to offer.



ROOM DESCRIPTIONS

Front Garden:

Paved, Sliding double glazed door to:

Large Storm Porch:

Double glazed stain glass picture windows, ceramic tiled floor, frosted double glazed front door to:

Entrance Hall:

Frosted double tilt & turn glazed casement window, radiator, understairs cupboard, ornate cornice, power points, laminate flooring, stairs to the first floor landing, original panel doors to:

Lounge:

14' 10" x 10' 6" (4.52m x 3.20m) Double glazed Georgian style tilt & turn casement windows to front, radiator, ornate cornice, downlighters, power points, laminate flooring.

Dining Room:

15' 1" x 10' 6" (4.60m x 3.20m) Ornate cornice, downlighters, power points, laminate flooring, sliding double glazed doors to utility room.

Large Kitchen/Breakfast Room:

20' 0" x 11' 10" (6.10m x 3.61m) Georgian style double glazed tilt & turn casement window overlooking rear garden, radiator, part tiled walls, modern matching fitted wall & base units with laminate work tops housing single drainer stainless steel sink unit with mixer tap, gas double oven & hob, integral dishwasher, plenty of fitted storage cupboards, spotlights, power points, ceramic tiled floor, through to lobby, double glazed door to rear garden, through to inner lobby & through to:

Utility Room:

7' 6" x 7' 2" (2.29m x 2.18m) Georgian style double glazed tilt & turn casement window overlooking rear garden, base unit with work top, American style fridge/freezer, plumbed for washing machine, ceramic tiled floor.

Lobby:

Georgian style frosted double glazed casement window to rear, fully tiled walls, vanity unit housing wash hand basin with mixer tap, ceramic tiled floor, door to:

Cloakroom:

Frosted casement window, fully tiled walls, low level wc, gas boiler, ceramic tiled floor.

First Floor Landing:

Airing cupboard housing hot water cylinder, power point, laminate floor, entrance to with ladder, light & boarding, (split into two rooms), original panel doors to:

Bedroom 1:

12' 10" x 12' 10" (3.91m x 3.91m) Two Georgian style double glazed tilt & turn casement windows to front, radiator, wall to wall & floor to ceiling fitted wardrobes with cupboards above, tiled fireplace, power points.

Bedroom 2:

13' 2" x 11' 4" (4.01m x 3.45m) Double glazed Georgian style tilt & turn casement window overlooking rear garden, radiator, wall to wall fitted wardrobes with cupboards above, tiled floor, power points.

Bedroom 3:

9' 1" x 6' 11" (2.77m x 2.11m) Double glazed Georgian style tilt & turn casement window to front, radiator, power points,

Bathroom:

6' 10" x 5' 4" (2.08m x 1.63m) Frosted double glazed tilt & turn casement window to rear, fully tiled walls, heated towel rail, modern matching white suite comprising of panelled bath with mixer tap & shower attachment, vanity unit housing wash hand basin with mixer tap, ceramic tiled floor.

Separate WC:

Frosted double glazed Georgian style tilt & turn casement window to the rear, fully tiled walls, low level WC, ceramic tiled floor.

Rear Garden:

40ft (12.19m): Paved, raised flower beds, shed.



FLOORPLAN & EPC



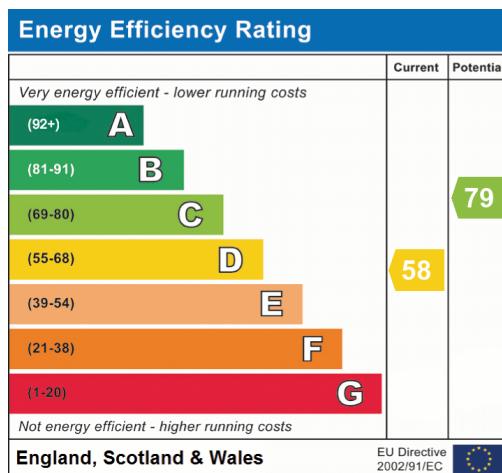
GROUND FLOOR
756 sq.ft. (70.3 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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