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MARRIOTT VERNON  
ESTATE AGENTS

59 Colliers Water Lane, Thornton Heath, CR7 7LE

Guide price £575,000





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# 59 Colliers Water Lane

## Thornton Heath, CR7 7LE

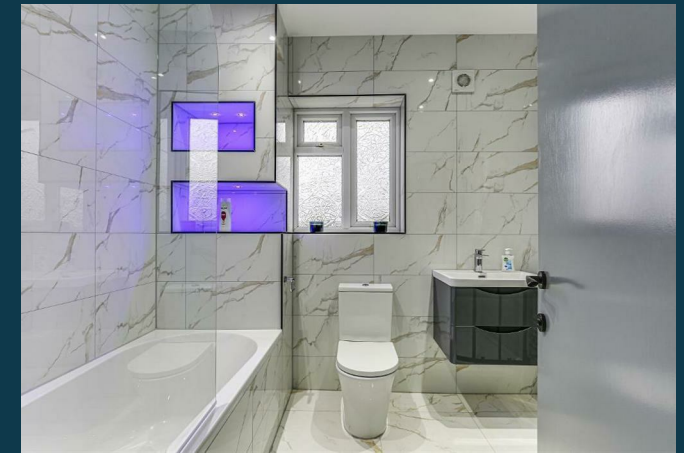
Stunning Five Bedroom Terraced House  
Superbly Extended and Beautifully Refurbished  
Fantastic Open Plan Reception/Kitchen/Diner  
Private Garden  
Close to Thornton Heath Station and Bus Routes

Popular Residential Location  
Inviting Reception Room  
Two Luxury Bath/Shower Rooms (One En-Suite) plus Guest WC  
No Chain  
Easy Access Shops, Schools and Amenities

Marriott Vernon present to the market this stunning five bedroom terraced family home with attractive private garden and no onward chain conveniently situated in a popular residential location close to transport links, schools and amenities. The property has been significantly extended and upgraded, offering impressive spacious accommodation over three floors, with stylish interiors, high quality finish and neutral decor throughout. Ideal for modern family life, with flowing living space creating the perfect blend of comfort and convenience, with features including; an inviting front aspect reception, wonderful open plan kitchen/diner with integrated appliances and doors onto the garden, two luxury bath/shower rooms (one en-suite), guest WC, gas central heating, double glazing, feature lighting, and quality floor coverings.

Accommodation comprises entrance hall with access to WC, leading into the front aspect reception room with ample space for relaxing and entertaining. To the rear of the property, the beautiful extended open plan kitchen/diner is flooded with natural light from double doors and windows spilling out onto the garden. The kitchen area comprises a quality range of fitted wall and base units with work surfaces, incorporating inset sink unit, induction hob with overhead extractor, wall mounted oven and further integrated appliances. To the first floor, there are three well proportioned bedrooms, plus a beautiful family bathroom modern bath suite and separate shower. To the second floor, there are a further two double bedrooms – one with luxury en-suite.

The property is conveniently located within easy access of Thornton Heath station, as well as numerous regular bus routes. There are a variety of shops and schools close-by, with nearby Croydon offering a wider selection and Purley Way close-by with its abundance of branded shops, supermarkets and cinema complex. Croydon University Hospital is also a short distance away.



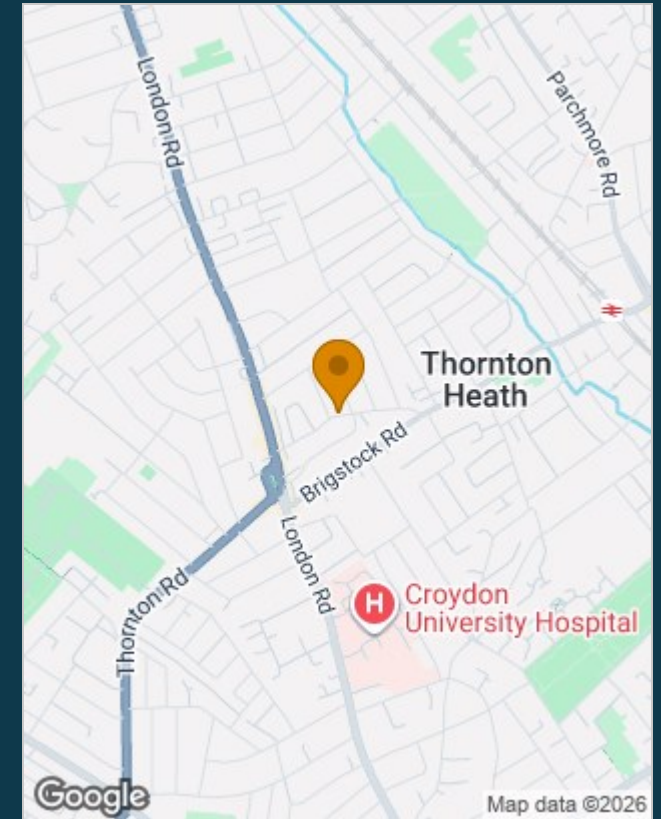




## Floor Plans



## Location Map



## Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.