

67

COLLIERS WATER LANE

THORNTON HEATH | CR7 7LE

FOR SALE BY THE OWNER / FREEHOLD

Fieldview House

A place for every part of family life.



OFFERS OVER

£625,000

5

BEDROOMS

2

BATHROOMS

3

FLOORS

C (74)

EPC RATING

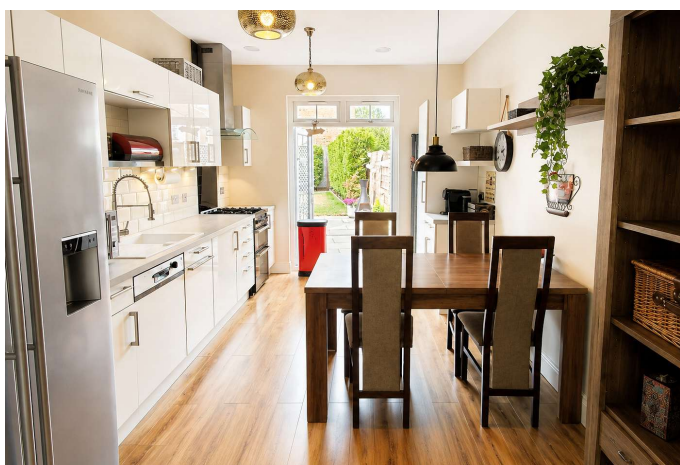
THE HOME

Space to come together.

Period character, generous proportions and modern comforts, arranged across three floors. High ceilings and hardwood flooring give the living spaces a welcoming feel.



Living room



Open-plan kitchen and dining area



Three large windows bring natural light into the living room, with a fireplace as its focal point. The kitchen and dining area opens to the garden through French doors, connecting everyday family life with outdoor entertaining.

ROOM FOR EVERYONE

Five bedrooms. Flexible living.

A ground-floor double with an en-suite shower room; two doubles and a single on the first floor; and a converted loft bedroom with built-in storage.



Principal bedroom



Ground-floor bedroom



Loft bedroom, currently used as a workspace



Family bathroom

Practical across every floor

The ground-floor bedroom suits guests, multigenerational living or working from home. A separate WC adds convenience on this level.

The first-floor family bathroom has a bath and a separate shower. The loft provides a further retreat, with roof windows bringing in natural light.

OUTDOORS & EVERYDAY COMFORT

Room to unwind. Ready to connect.



Rear garden looking towards the house



Patio and outdoor dining space

A generous patio, lawn and low-maintenance planting create space to relax and entertain. Outdoor LED lighting, a shed with shelving and rear access add practicality.

The website describes potential for a garden office or annexe, with separate access to the public road and a power cable already in place. This is potential only, subject to any necessary consents.

Comfort & efficiency

- EPC rating C (74).
- Argon-filled double glazing and Velux roof windows.
- Insulated internal walls, loft and heating pipework.
- Vaillant EcoTEC boiler, smart radiator valves and heating controls.
- LED lighting throughout.

Smart & connected

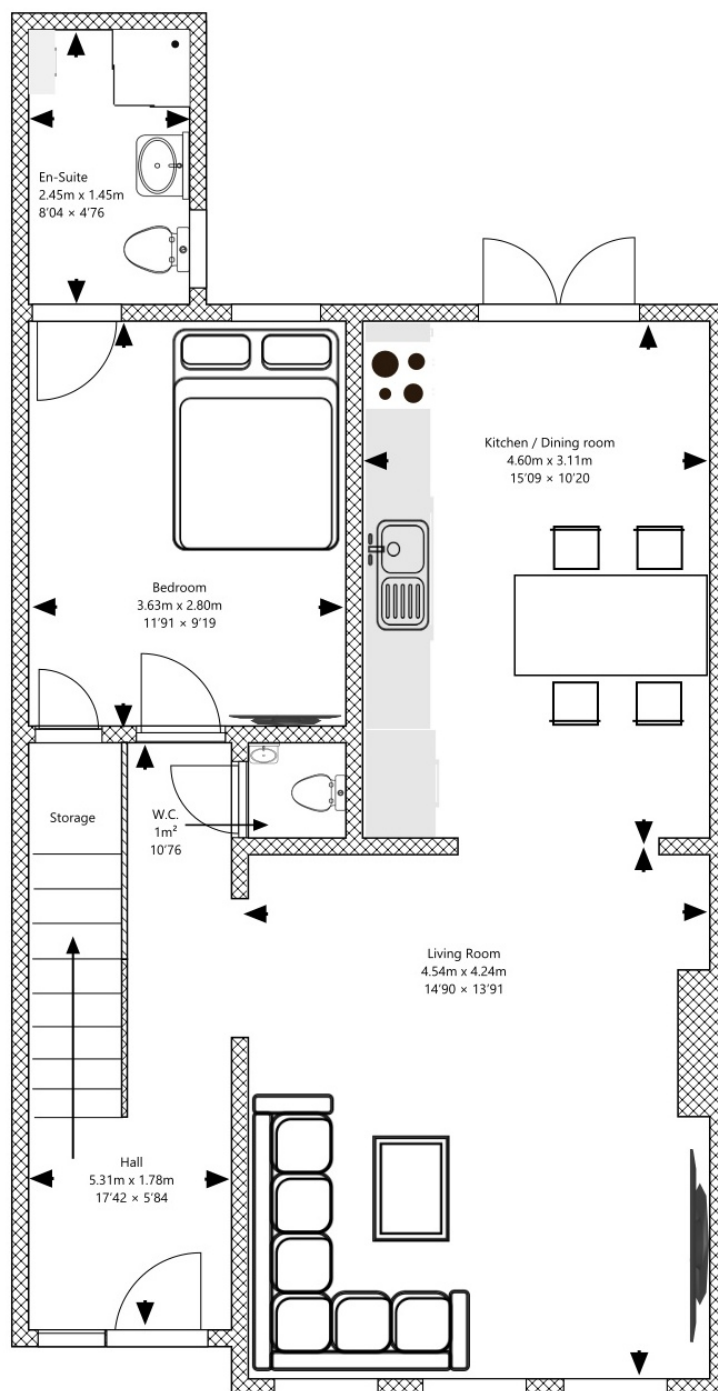
- 2.5Gb fibre broadband and CAT5E network points.
- Six-camera IP HD CCTV system.
- Google Nest speakers, kitchen Display Hub and Yamaha ceiling speakers.
- Sensor lighting and bathroom environmental sensors.
- Motorised principal-bedroom blinds.

Boiler serviced in August 2026, as reported by the owner. Ask to see the service record. Furniture, appliances and smart-home equipment may remain by separate agreement.

THE LAYOUT

Ground floor

Living room, kitchen / dining room, double bedroom, en-suite shower room and separate WC.



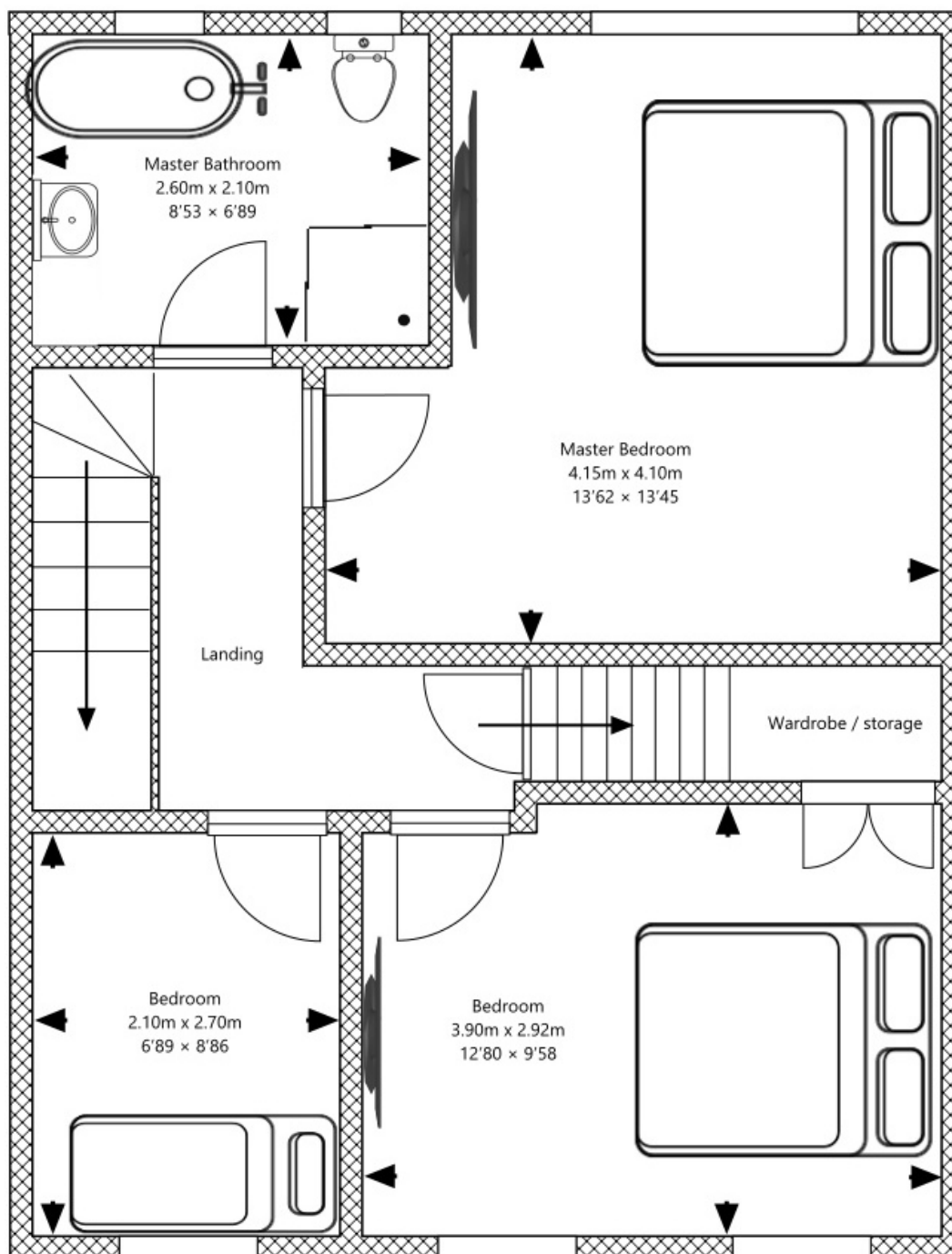
Approximate usable floor area for the property: 118 m² (1,270 sq ft), excluding wardrobes and storage, as stated on the supplied plans.

Illustrative plans, not to scale in this brochure. All measurements are approximate and taken at the widest point. Please confirm dimensions at your viewing.

THE LAYOUT

First floor

Two double bedrooms, a single bedroom and a family bathroom with bath and separate shower.



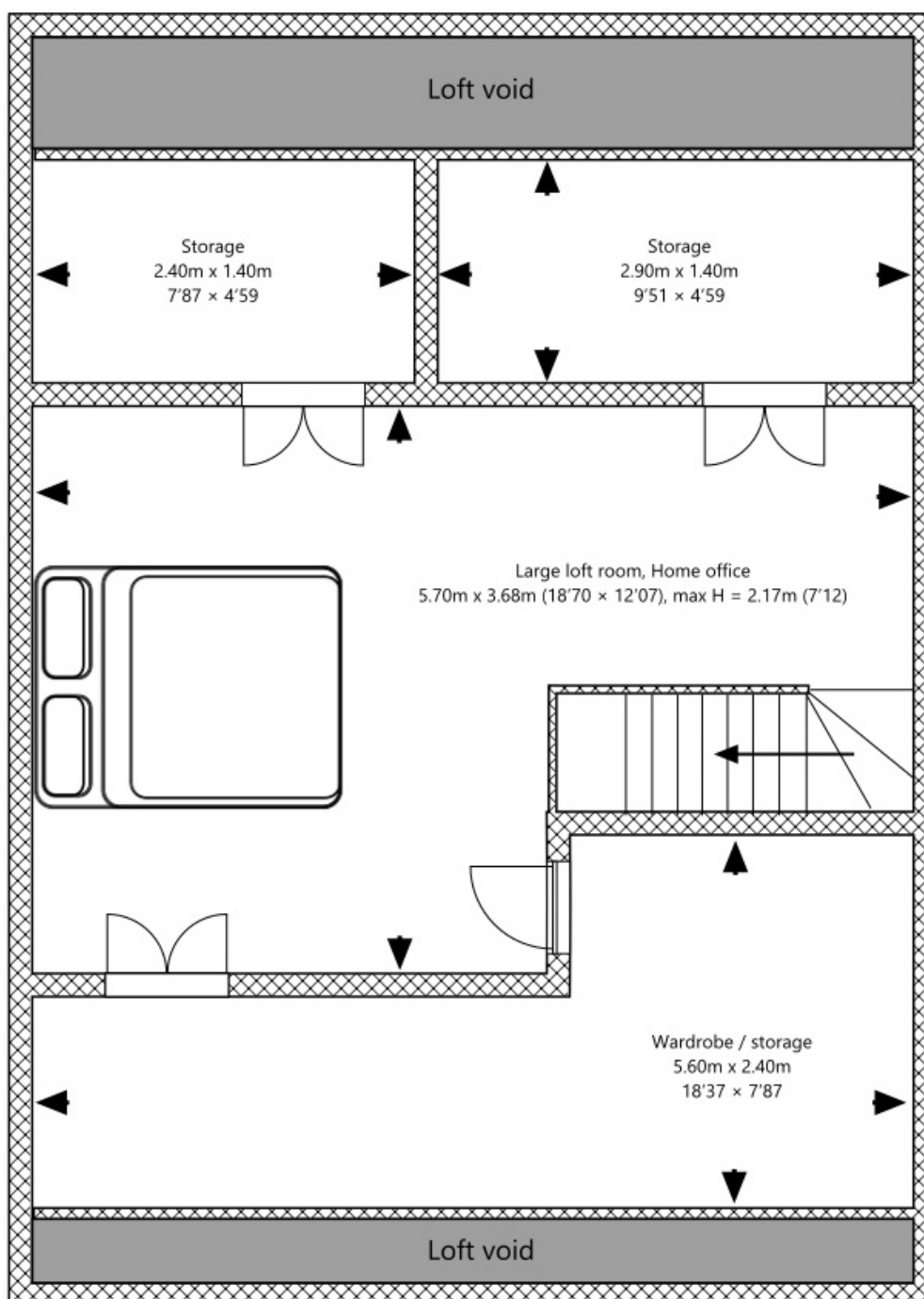
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THE LAYOUT

Loft space

A converted double bedroom with roof windows and built-in storage, currently arranged as a workspace.



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LOCATION & VIEWINGS

Make your next move.



Thornton Heath, Croydon North

67 Colliers Water Lane, Thornton Heath, CR7 7LE

Local shops, cafés, restaurants, supermarkets, leisure facilities and healthcare services are within walking distance, according to the property website. Nearby schools, parks and playgrounds add to the family appeal.

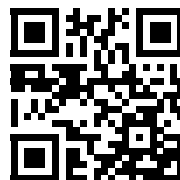
Thornton Heath station is described as a short walk away, with London and Croydon rail connections. The nearby A23 provides access to the wider road network.

Arrange a viewing

Speak directly with the owner

07875 361099

67cwl.co.uk



SCAN TO EXPLORE

Buyer information

Based on 67cwl.co.uk, accessed 24 September 2026. Details and photographs are supplied by the owner and are a guide. Price and availability may change. Confirm dimensions, included items and service information before purchase. Floor plans are illustrative.