

Peaches Close, South Cheam,

Guide Price £675,000 - Freehold

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WILLIAMS HARLOW























Williams Harlow Cheam – An extremely short walk to Cheam Village. Most exciting and rare addition to the Cheam housing market. For those in the know its definitely located in the best part of town, South Cheam. Additionally these come available only in a blue moon so the chance to buy adds to opportunity. Offered without an onward chain and ready to view, call us now to book.

The Property

A three bedroom, two bathroom end of terrace house. Requiring some updating, the property feels spacious and provides potential to imprint your own vision through décor and or should you wish possible integral garage conversion. Offering three spacious bedrooms, two bathrooms, lounge, kitchen, ground floor lavatory and storage with space for washing machine etc. The first floor has excellent practicality and flexibility; the main bathroom has access from the landing and bedroom one providing dual use. The en-suite is to bedroom two. Overall the property is simple, a spacious layout with character architecture.

Outdoor Space

A sunny South West facing garden. Private, sunny and aptly sized for everyday enjoyment without being a maintenance chore. The frontage includes a parking space and access to garage.

Local Area

Cheam Village is superb and if you haven't visited, you must. It's very much like lots of other Surrey towns in that it offers excellent commuting links, nice high street with lots of independent shops and crafts as well as the national chains, excellent schooling and green open spaces. However it's the general relaxed and peaceful neighbourhood which allows for you to take evening walks without a second thought and the community where people feel invested. Within a short walk, you will find Cheam train station, Nuffield fitness centre and a choice of tennis clubs. Again within 5 mins and you will be ordering a flat white in one of the various coffee shops on the high street. From Cheam train station, you can journey to London Victoria or London Bridge in around 35 mins. Surrounding towns include Banstead, Sutton, Epsom and Carshalton. Road networks include the M25, A3 and A217. Gatwick and Heathrow are easily drivable in circa 40 mins and with the excellent road and rail networks the South coast is readily accessible. South Cheam also indulges the sporting types with golf, tennis, rugby and cricket. Being so close to Epsom, it's great for horse owners also.

Why You Should Buy

Appealing as one of the closest South Cheam roads back into the Village centre, this property is additionally located at the tail end of the cul-de-sac for additional privacy. Within the Sutton borough, those of certain age also benefit from the freedom pass. It's one of the most affordable houses in South Cheam and with no onward chain we expect it to be a smooth purchase.

Vendor Thoughts

"Mum and Dad downsized here and it worked really well for them and us. They loved the garden and when they moved in there was a gate from the garden to the playing fields behind"

Features

Three Bedrooms – Two Bathrooms – South West Facing Garden – Premier Location – Garage – Off Street Parking – Spacious Lounge – Utility Space – Large Under Stairs Cupboard

Benefits

Moments from Cheam Village – Moments From Shops And Train Station – SM2 Postcode – Sought After Road – Close to Parks – No Onward Chain – Sutton Borough

Local Transport

Cheam Train Station - London Victoria and London Bridge - Southern Service - Circa 36 mins. Epsom - Circa 2 mins.
Bus Routes from Cheam Village -
151 - Wallington to Worcester Park.
213 - Kingston Tiffin Sch to Sutton.
SL7 - West Croydon to Heathrow
S2- Epsom High Street to St Helier Station via Cheam Broadway

Local Schools

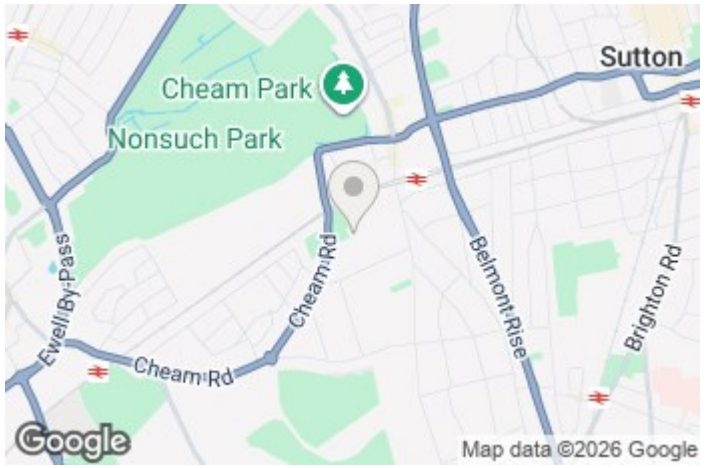
Sutton High - Fee Paying - Ages 3 - 18
Sutton Grammar - Boys- 11-18
Cheam High- State - 11 - 18
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 18
Glyn - Boys State - 11 – 18

Enhancement & Staging Disclaimer

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Why Williams Harlow

We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.

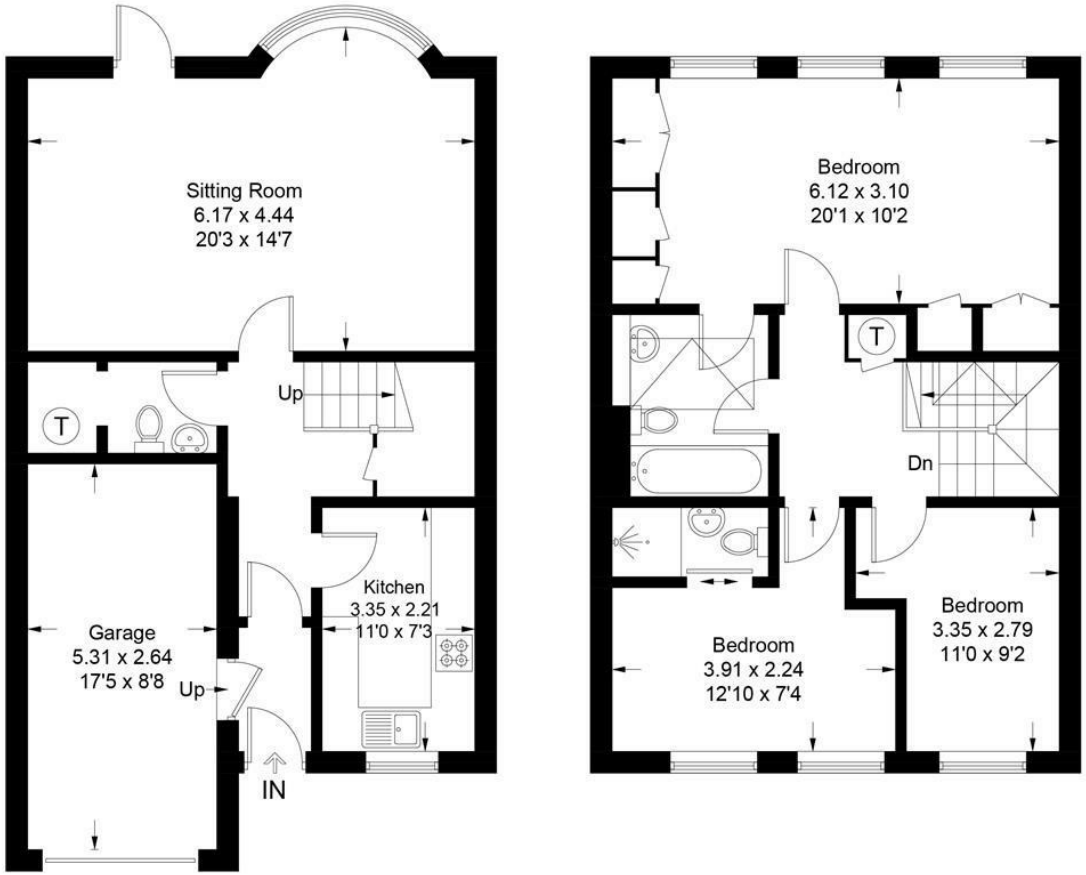


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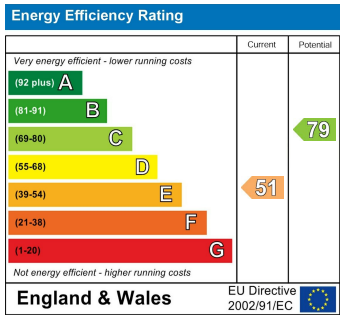
Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft



Ground Floor **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1263116)

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