



Peaches Close, Cheam Village,
Offers In Excess Of £430,000 - Leasehold



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**WILLIAMS
HARLOW**











Williams Harlow Cheam – An immaculate first floor, South Cheam maisonette moments from Cheam Village and Cheam train station. Offered with its own rear garden and with the option to acquire a garage as well, the property is market leading in its class.

The Property

A popular and attractive style of maisonette. With a front door on ground level and internal stairs to the mainstay of accommodation, the property feels as close to a house as you can get. Two bedrooms, lounge, kitchen bathroom and landing are included within the accommodation. It's an easy and flowing layout feathered by modern immaculate décor.

Outdoor Space

The entrance door is set behind a front garden and accessed by a path which cuts through and leads onward to the rear garden. The portion of owned garden is South facing and measures circa 25ft. The seller also owns a garage en-bloc which can also be purchased for an additional 15k.

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 View

A property which will appeal to all; some will value the affluent and convenient location, others the garden and garage, others the chance to move into a renovated property. All will enjoy the combination.

Local Schools

Sutton High - Fee Paying - Ages 3 - 18
Cheam High - State - 11 - 19
Cuddington Croft - State - 3 - 11
Avenue - State - 3 - 11
Nonsuch Girls - Grammar - 11 - 19
Glyn - Boys State - 11 - 18

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
X26 - West Croydon to Heathrow Via Kingston

Features

Two Bedrooms – Modern Bathroom and Kitchen – South Facing Garden – Premier Location – Garage for sale – Long Lease – First Floor

Benefits

Cheam Village – Moments From Shops And Transport – SM2
Postcode – Sought After Road – Close to Parks – No Onward Chain

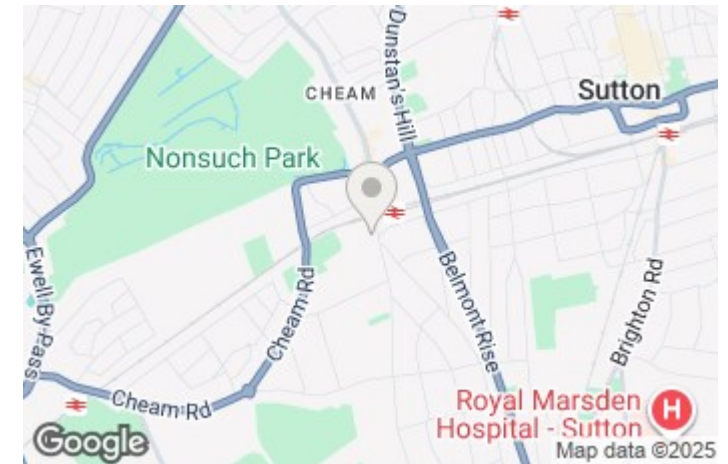
Lease and Costs

Lease- 928 years remaining £10 PA AND £9 GR PA

Council Tax and EPC D AND C

Why Williams Harlow

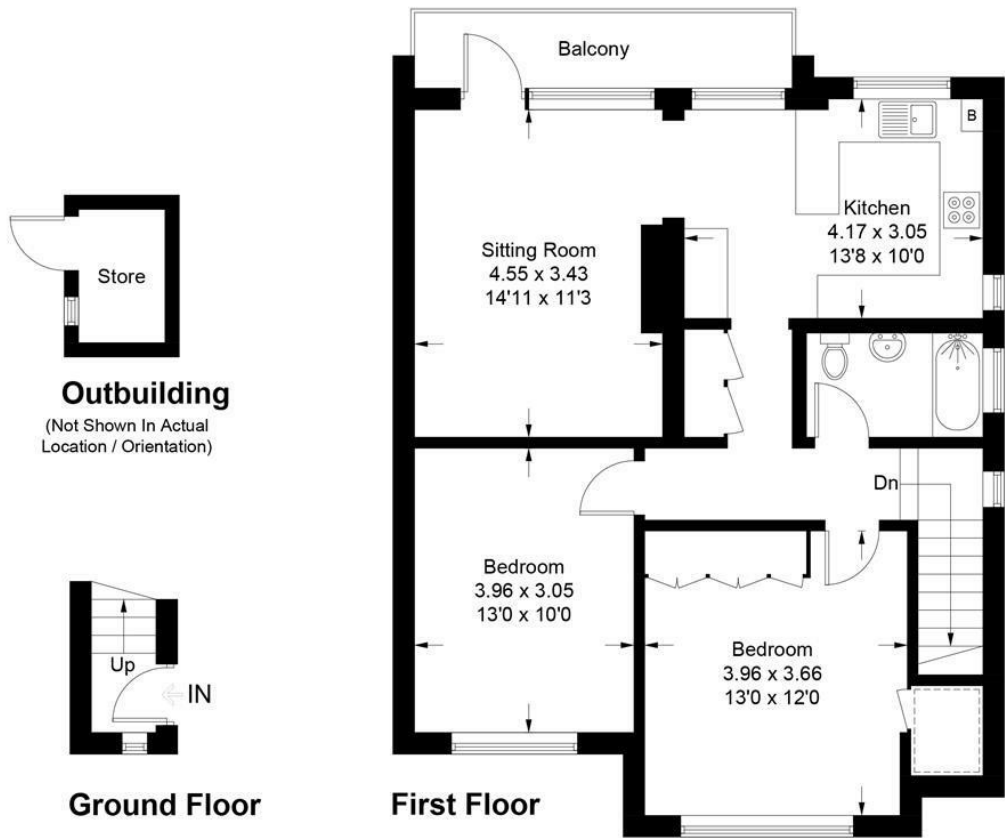
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 75.5 sq m / 813 sq ft
Outbuilding = 2.2 sq m / 24 sq ft
Total = 77.7 sq m / 837 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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. (ID1258732)