

Peaches Close, Cheam Village,

Guide Price £450,000 - Leasehold - Share of Freehold

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WILLIAMS HARLOW























Williams Harlow Cheam – Ideally located, this well-presented two bedroom apartment offers an ultra convenient Cheam Village setting ideal for local amenities, transport links and green open spaces. With health centres, sport courts, train station and shops almost on your doorstep you will love it's easy to use persona. Additionally the period detailing of the property will charm you and make for a character, impressive back drop. No onward chain, exceptionally long lease and ready to view now.

The Property

A first-floor flat, popular and attractive, offering a well-proportioned and easy-flowing layout. Light and airy, the accommodation comprises two double bedrooms, a spacious lounge, modern kitchen, bathroom and landing. With character features which really impress, you will love the fire place, sash windows, high ceiling and bay window.

Outdoor Space

The property is accessed via a well-maintained communal entrance, with stairs leading to the second floor.

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

Calling all downsizers, professionals and first-time buyers, this is a home with broad appeal. The convenient location, immaculate presentation and practical layout make this an ideal choice for a variety of buyers. Ready to move straight into and offering comfortable, low-maintenance living, this is a property well worth viewing.

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 – Long Lease – Premier Location - Parking – First Floor - High Ceilings - Fireplace

Benefits

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

Lease and Costs

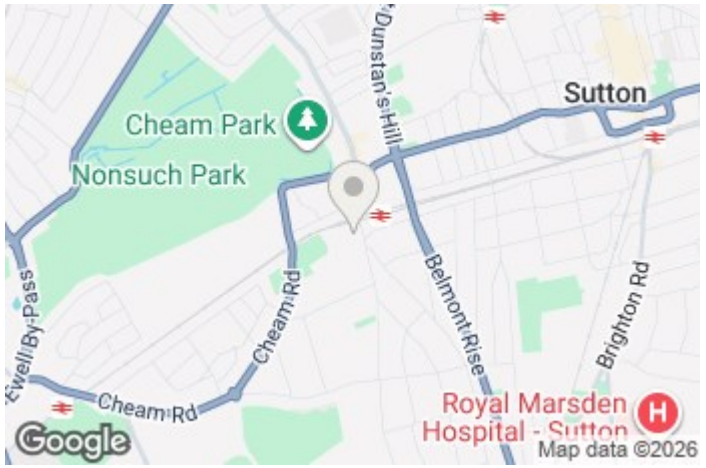
Lease - 999 years.
Peppercorn ground rent.
Service charge - £800

Council Tax and EPC

C and TBC

Why Williams Harlow

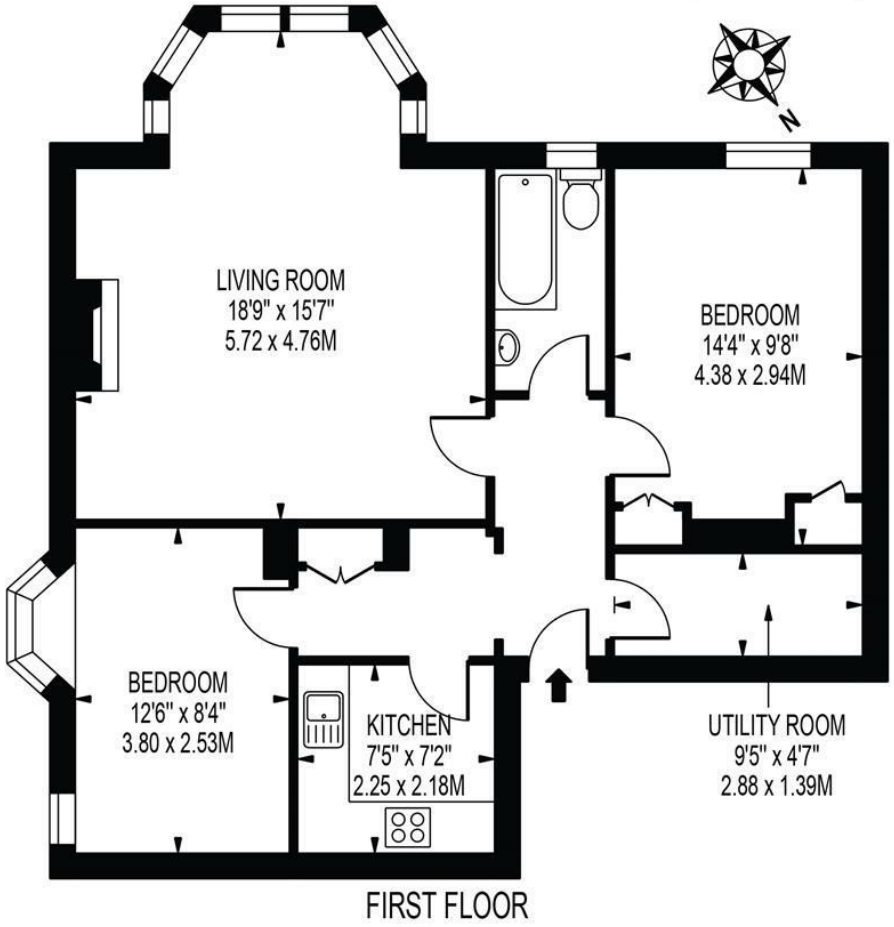
We offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity.



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.

PEACHES COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **735 SQ FT - 68.24 SQ M**



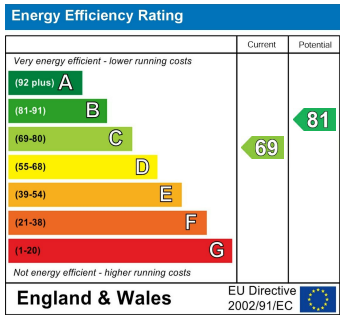
FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Cheam Office
Call: 020 8642 5316
5 The Broadway, Cheam, Surrey,
SM3 8BH

cheam@williamsharlow.co.uk
www.williamsharlow.co.uk



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