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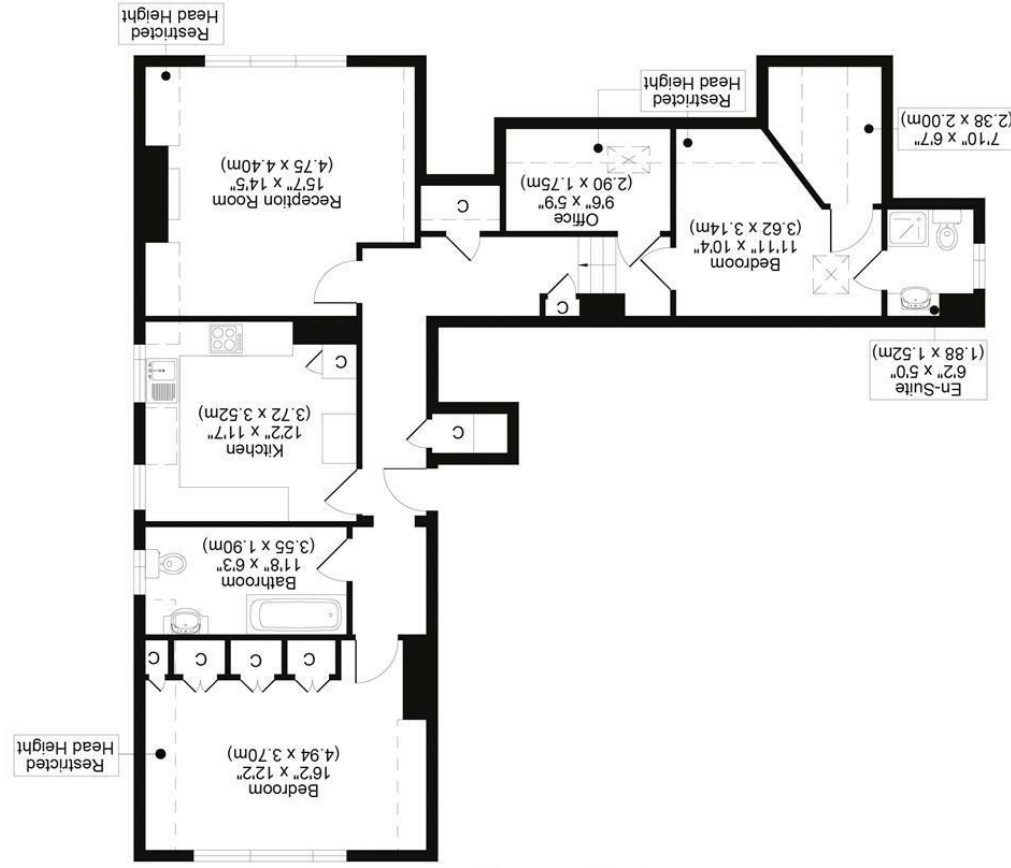
RICS

The Property Ombudsman

CHRISTIES

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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



SECOND FLOOR

PEACHES COURT, PEACHES CLOSE, SM2  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1069 SQ.FT (99 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 969 SQ.FT (90 SQ.M)



CHRISTIES





**\*\* GUIDE PRICE £550,000 TO £600,000 \*\***

WELCOME TO THIS CHARMING VICTORIAN APARTMENT LOCATED IN THE HEART OF CHEAM VILLAGE. THIS DELIGHTFUL SECOND-FLOOR PROPERTY BOASTS A RICH HISTORY, BEING BUILT IN 1894, AND OFFERS A PERFECT BLEND OF CHARACTER AND MODERN CONVENIENCE.

AS YOU STEP INSIDE, YOU ARE GREETED BY A SPACIOUS RECEPTION ROOM, IDEAL FOR ENTERTAINING GUESTS OR SIMPLY RELAXING AFTER A LONG DAY. THE APARTMENT FEATURES TWO DOUBLE BEDROOMS (ONE EN SUITE), AND A WELL-APPOINTED FAMILY BATHROOM.

ONE OF THE STANDOUT FEATURES OF THIS PROPERTY IS THE SEPARATE HOME OFFICE/STUDY ROOM, PERFECT FOR THOSE WHO WORK FROM HOME OR NEED A QUIET SPACE TO FOCUS. THE SHARE OF FREEHOLD ENSURES YOU HAVE A STAKE IN THE PROPERTY AND A SAY IN ITS UPKEEP.

CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO CHEAM VILLAGE AND CHEAM MAINLINE TRAIN STATION, THIS APARTMENT OFFERS EASY ACCESS TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS. NO NEED TO WORRY ABOUT PARKING, AS THIS PROPERTY COMES WITH A PRIVATE PARKING SPACE, MAKING YOUR DAILY COMMUTE A BREEZE.

DO NOT MISS OUT ON THE OPPORTUNITY TO OWN A PIECE OF HISTORY IN THIS VIBRANT VILLAGE SETTING. CONTACT CHRISTIES TODAY TO ARRANGE A VIEWING AND

- SHARE OF FREEHOLD
- VILLAGE LOCATION
- PRIVATE PARKING
- TWO BATHROOMS
- COUNCIL TAX BAND D
- EPC RATING E

