



### 107 Peaches Close

Cheam, Sutton, SM2 7BL

**Offers over £375,000**

Enjoying a peaceful position at the end of one of Cheam Village's most sought-after cul-de-sacs, this property is ideally situated in the heart of the village, just moments from boutique shops, popular restaurants, well-known retailers, and the mainline train station with direct services to London Bridge and London Victoria. Internally, the property offers bright and spacious accommodation and, while it would benefit from refurbishment, this has been sensibly reflected in the asking price. The layout includes a generous lounge with direct access to the rear garden, a separate dining room, and a well-proportioned kitchen, also with garden access. There are two large double bedrooms and a bathroom featuring an obscure glazed window and a classic white suite.

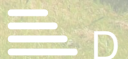
To the rear, the property boasts a mature and private garden with a terrace accessed from the lounge, along with a private brick-built store and gated side access. The front garden features well-maintained lawns, contributing to the home's overall charm and kerb appeal.

- Sold with no onward chain
- 930 year lease
- Highly sought after & convenient location
- Ground floor purpose built maisonette
- Private covered entrance
- Large established private garden with side access
- Private outbuilding / store room
- Requiring modernization throughout
- Gas centrally heated & double glazed
- Excellent buy to let investment

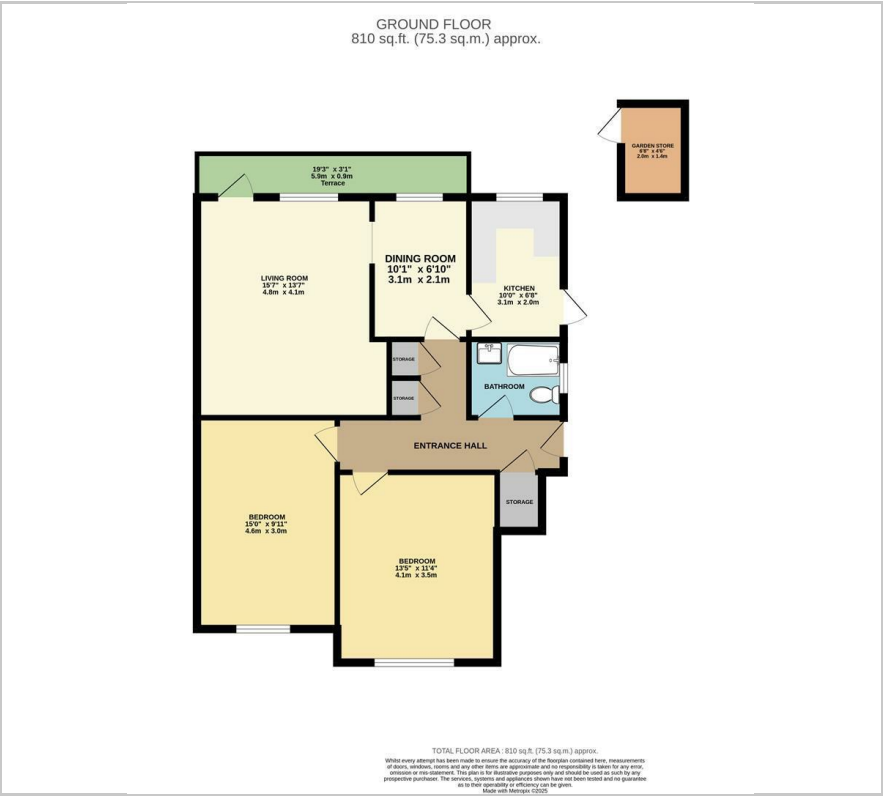
### Viewing

Please contact our Newkeys4me Estate Agent Office on 02086439490

if you wish to arrange a viewing appointment for this property or require further information.



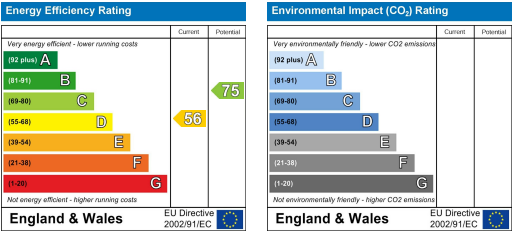
Floor Plan



Area Map



Energy Efficiency Graph



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