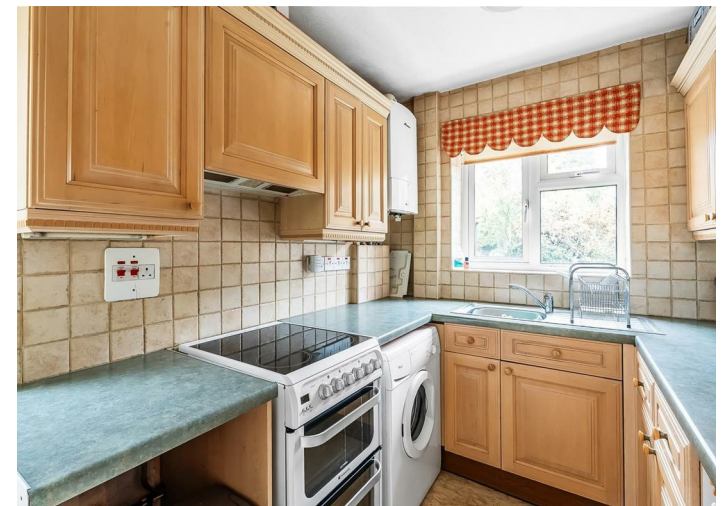




Peaches Close, Cheam Village,
Offers In Excess Of £400,000 - Leasehold



**WILLIAMS
HARLOW**











Williams Harlow Cheam – A ground floor Cheam Village Maisonette located ultra-conveniently for the high-street, train station and sporting facilities of Cheam. Offered with its own rear garden to which it has directed access to and no onward chain.

The Property

Superb. A ground floor two bedroom maisonette presented in good condition. Spacious lounge, separate kitchen, shower room, two double bedrooms make up the accommodation.

Outdoor Space

With direct access, the rear garden will definitely appeal to everyone who values inside outside space and the connection between the two.

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 which bridges the gap for all the market. The location, garden and presentation will provide mass appeal and interest.

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

Features

Two Bedroom – Shower Room – Long Lease – Low Cost

Ongoing Charges – South Facing Rear Garden – Own Front Door

Benefits

Close To Highstreet – Close To Train Stn – Close To Road

Networks – Outdoor Space – No Onward Chain – Very Sought After

Lease and Costs

Over 900 yrs and £10 PA AND £9 GR PA

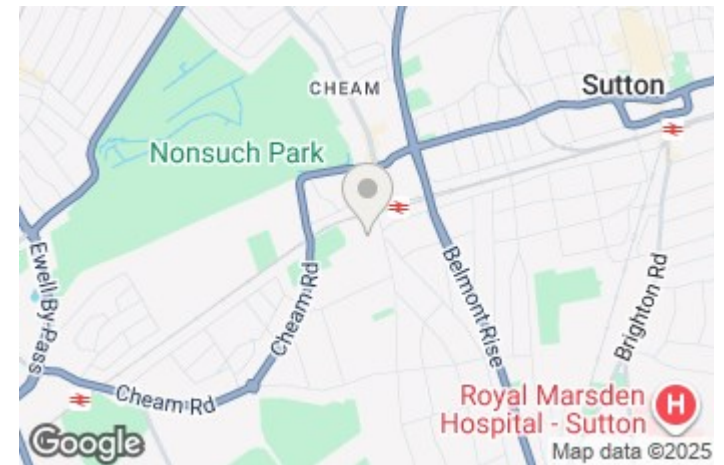
Council Tax and EPC

D AND C

Why Williams Harlow

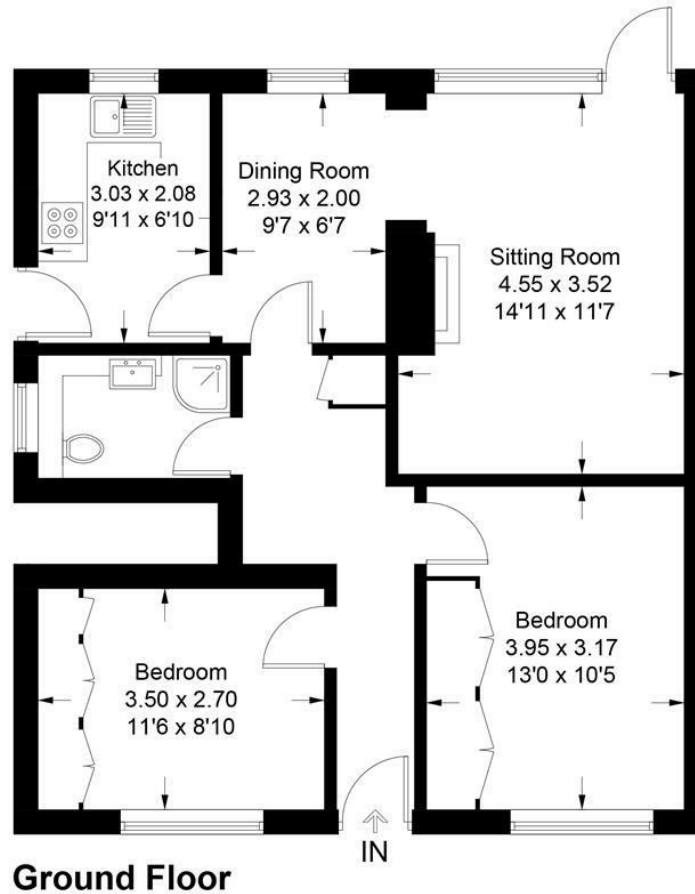
We offer specific and professional expertise within this area.

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.

Approximate Gross Internal Area = 67.7 sq m / 729 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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. (ID1250436)
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