



**PEACHES CLOSE, CHEAM, SURREY, SM2**

**OFFERS OVER £400,000 LEASEHOLD**

**A SPACIOUS TWO BEDROOM FIRST FLOOR MAISONETTE  
FEATURING A PRIVATE REAR GARDEN AND BALCONY  
LOCATED WITHIN WALKING DISTANCE OF CHEAM VILLAGE**



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## AT A GLANCE

- No Onward Chain
- 2 Double Bedrooms
- Entrance Hall
- Living Room With Balcony
- Dining Room
- Kitchen
- Bathroom
- Private Garden and Brick Built Storage Shed
- Close to Cheam Station
- Easy Reach of Cheam Village
- Council Tax Band D
- EPC Rating C

## DESCRIPTION

This spacious two double bedroom first floor maisonette features a private rear garden and balcony and is ideally situated within walking distance of Cheam Village, Cheam train station and a variety of bus routes to Sutton, Kingston and Heathrow.

Cheam Village offers a variety of shops, restaurants and amenities and includes fantastic parkland at the nearby Nonsuch and Cheam parks and several well-regarded schools such as St Dunstan's Primary School, Cuddington Croft Primary School and Nonsuch High School for Girls.

The accommodation comprises a private entrance leading to a spacious landing, a large living room with a door to access the balcony, a good-sized galley kitchen, a further reception room, two well-proportioned double bedrooms, both featuring fitted wardrobes and the family bathroom. Other benefits include three storage cupboards and a large loft space.

Externally, the South facing private rear garden is mostly laid to patio and includes mature planting borders for privacy, and a useful brick-built storage shed.

No onward chain.



## ACCOMMODATION

**Entrance Hall**

**Living Room with Balcony** - 15'7" x 11'7" max (4.75m x 3.53m max)

**Dining Room** - 10' x 6'6" max (3.05m x 1.98m max)

**Kitchen** - 10' x 6'10" max (3.05m x 2.08m max)

**Bedroom** - 12'10" x 12' max (3.9m x 3.66m max)

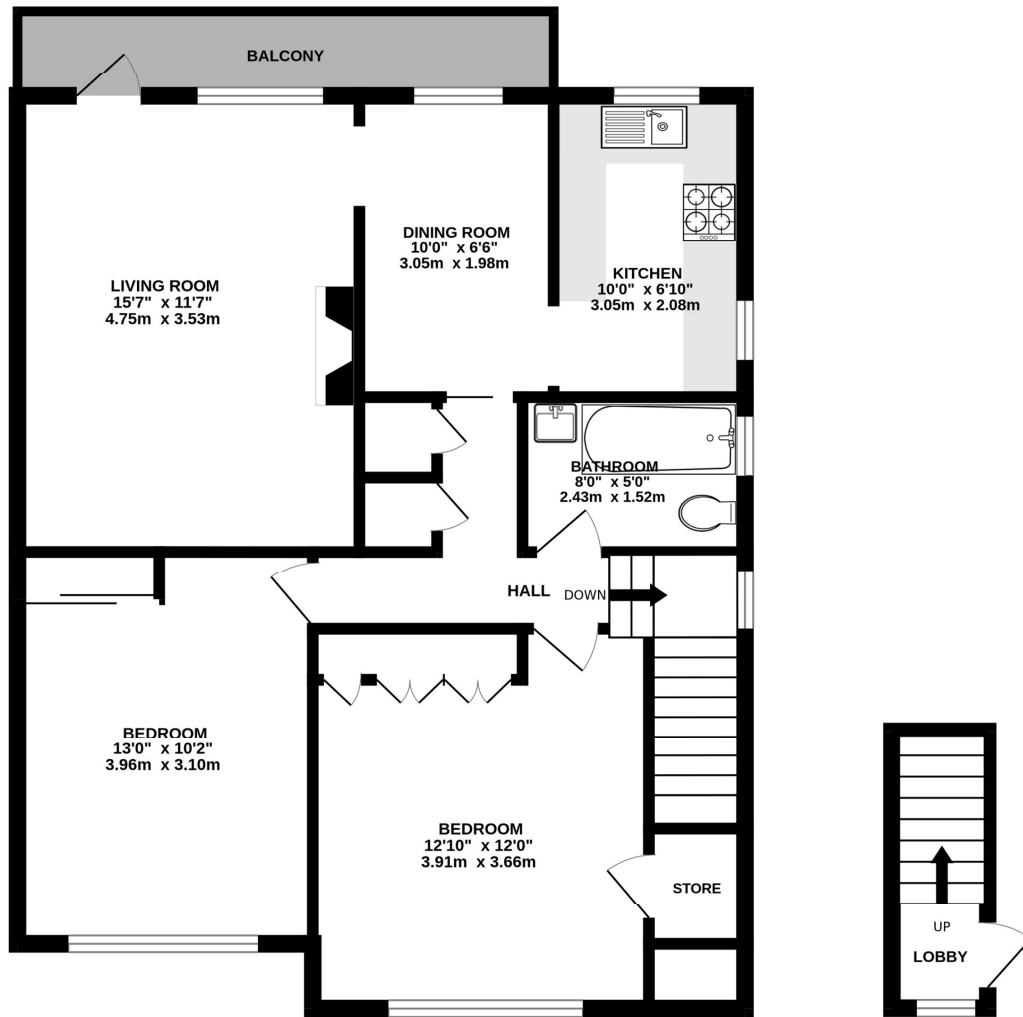
**Bedroom** - 13' x 10'2" max (3.96m x 3.1m max)

**Bathroom** - 8' x 5' max (2.44m x 1.52m max)

**Garden** - Approx. 35ft

**Brick Built Storage Shed**

**Loft Space**



FIRST FLOOR FLAT

GROUND FLOOR ENTRANCE

**Peaches Close, Cheam SM2 7BL**  
 INTERNAL FLOOR AREA (APPROX.) 715 sq ft/ 66.5 sq m  
 Garden extends to 35' (10.66m) approximately

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

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