



**PEACHES CLOSE, CHEAM, SURREY, SM2  
OFFERS OVER £390,000 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)

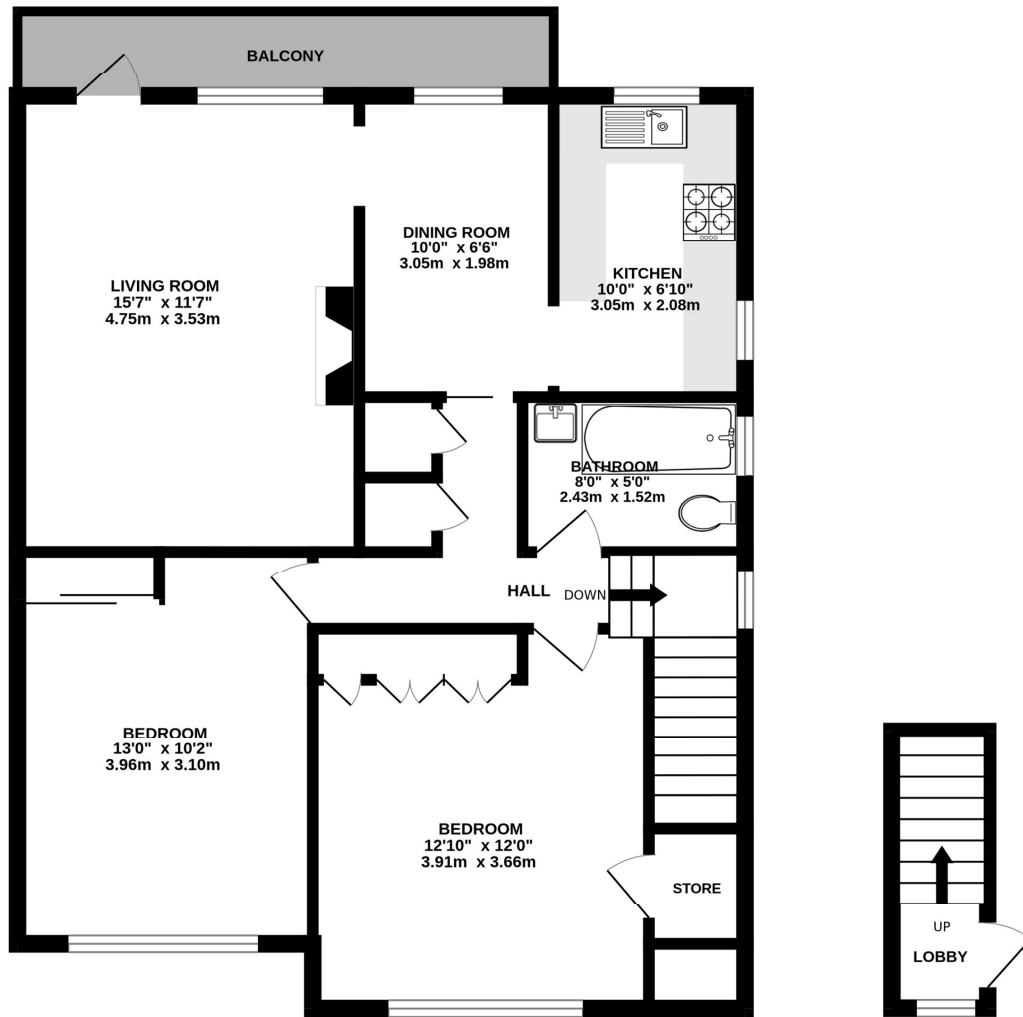
**Bedroom** - 12'10" x 12' max (3.9m x 3.66m max)

**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





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



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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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	

