



Osprey Close, Cheam,  
Offers Over £425,000 - Leasehold



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**WILLIAMS  
HARLOW**























Williams Harlow Cheam - Located in the tranquil cul-de-sac of Osprey Close, Cheam, this rarely available first-floor maisonette offers a perfect blend of modern living and serene surroundings. With two well-proportioned bedrooms and a stylish bathroom, this property is ideal for those seeking comfort and convenience.

The maisonette boasts a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The ultra-modern kitchen is a standout feature, equipped with high-quality finishes that will delight any culinary enthusiast. Every detail has been thoughtfully considered, ensuring a superb standard of living throughout.

One of the key advantages of this property is its private garden, providing a peaceful outdoor space for relaxation or entertaining. Additionally, the maisonette comes with a garage and allocated parking, making it a practical choice for those with vehicles.

Situated conveniently for both Cheam and Sutton, residents can enjoy easy access to local amenities, shops, and transport links, while still benefiting from the quietude of a residential area. With no onward chain, this property presents an excellent opportunity for buyers looking to move in without delay.

In summary, this upper maisonette on Osprey Close is a rare find, combining modern elegance with a peaceful setting. It is perfect for first-time buyers, downsizers, or anyone seeking a stylish home in a desirable location. Do not miss the chance to make this exceptional property your own.

## THE PROPERTY

A rarely available detached first floor maisonette which enjoys being completely detached. The property has been decorated to an incredibly high standard with cool tones throughout which affords a luxury fitted kitchen with all integral appliances which is open to an attractive lounge, all of which is triple aspect under a vaulted ceiling. The property offers two bedrooms both with fitted wardrobes and also a main re-fitted bathroom/wet room, The highlights include a garage which is located directly below with its own independent water supply and also allocated parking for one vehicle in front. The property also has a private rear garden.

## OUTDOOR SPACE

Rarely available in this area for a maisonette the garden is designed for ease of maintenance with a patio area, the remainder laid to artificial lawn with a summer house.

## THE LOCAL AREA

Cheam Village is superb if you haven't already visited and unlike any other Surrey towns. Cheam offers excellent Zone 5 oyster card and Freedom passes compatible commuting links. There is a thriving High Street with plentiful independent shops and crafts as well as national chains, excellent schooling and vast green open spaces. However is a peaceful neighbourhood which allows you to take evening strolls without a second thought and a community where people feel fully invested. Within a short walk you will find local train stations and buses. The surrounding towns included Banstead, Sutton, Epsom and Carshalton and excellent road networks such as the A3, M25, M23 and A217. Gatwick (30 mins) and Heathrow (40 mins) are easily driveable and with excellent road networks the south coast is readily accessible.

## VENDOR THOUGHTS

This property has been a wonderful home for us and we have invested significantly with improvements over recent years.

## WHY YOU SHOULD VIEW

It is a honour to represent this maisonette as encompasses everything good about the area and benefits from not only being completely detached but has garage, parking and its own private garden not mention the modern stylish interior.

## FEATURES

Two good sized bedrooms - Open plan lounge, kitchen, diner under a vaulted ceiling - Re-fitted bathroom - Garage - Parking - Private garden.

## LOCAL SCHOOLS

St Dunstan's - State- Mixed - Ages 5 - 11  
Homefield Prep - Fee - Boys - 3 - 13  
Sutton High - Girls - Fee - 3 - 18  
Nonsuch - Girls - Grammar - 11 - 19  
Cheam High - Mixed - State - 11 - 19

## LOCAL TRANSPORT

Cheam Train Station - London Victoria and London Bridge - Southern Service - circa 36 mins. Epsom - circa 7 mins.

West Sutton Train Stn: Thames Link, Sutton to St Albans via City circa 40 mins

Local Bus Routes:

80 - Belmont Via Sutton to Morden Tube.

413 - Morden to Sutton

SL7 - Superloop bus route to Heathrow

213 - Kingston to Sutton

151 - Wallington to Worcester Park

## LEASE & MAINTENANCE

100 years remaining.

Ground Rent - £300 per annum

Service Charges - Approximately £500 per annum including Buildings Insurance.

## COUNCIL TAX

Sutton Council BAND D £2,269.72 2025/25

## 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.





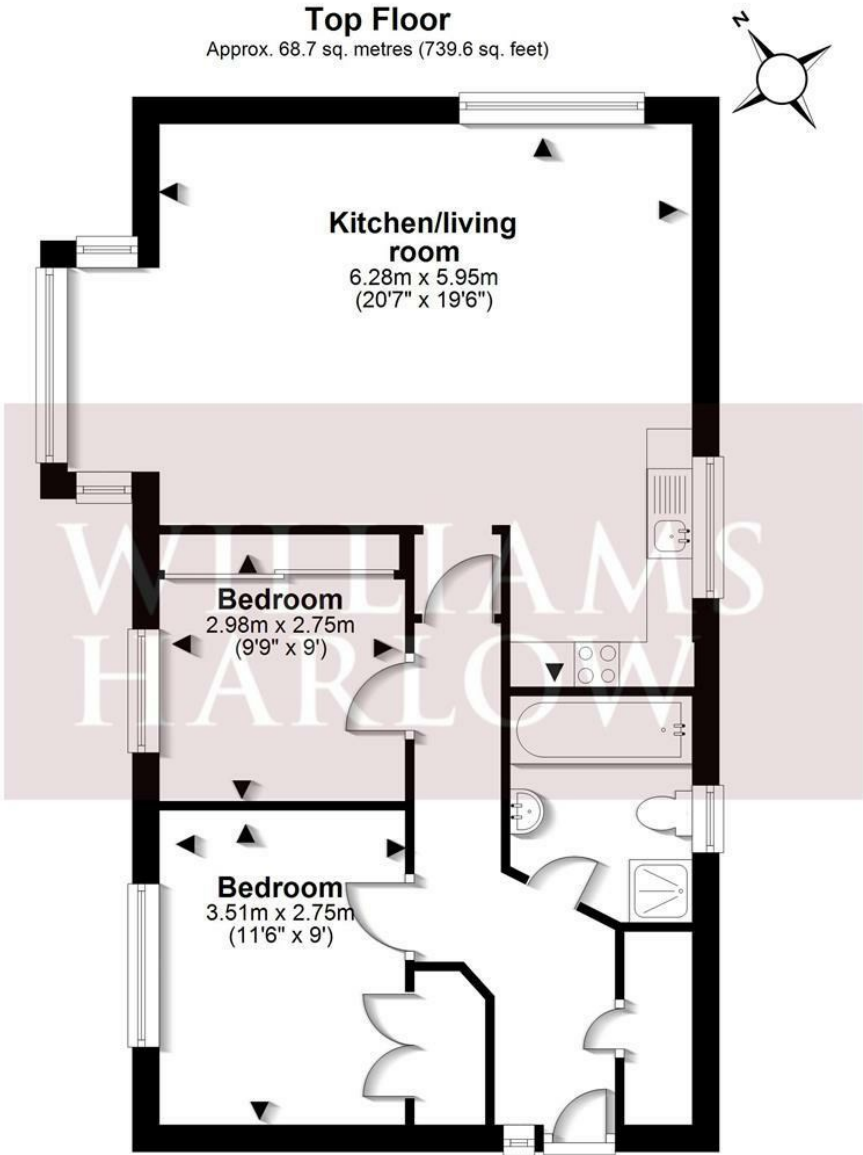
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Total area: approx. 68.7 sq. metres (739.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(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

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