



54 Bramshaw Gardens, South Oxhey, Watford, WD19 6XP

Asking Price £131,250 this is a 50% share of the full market value £262,500

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# About the property

Available with no upper chain, this NEWLY REFURBISHED bungalow would be an ideal move for first time buyers and downsizers! The property offers a separate shower room and toilet, a light and airy living room, one bedroom looking on to the south facing garden and a fully fitted modern kitchen.

This bungalow is offered to the market on the shared ownership scheme which enables potential purchasers to buy up to a 75% share of the property with the remainder being rented from the housing association, Thrive Homes.

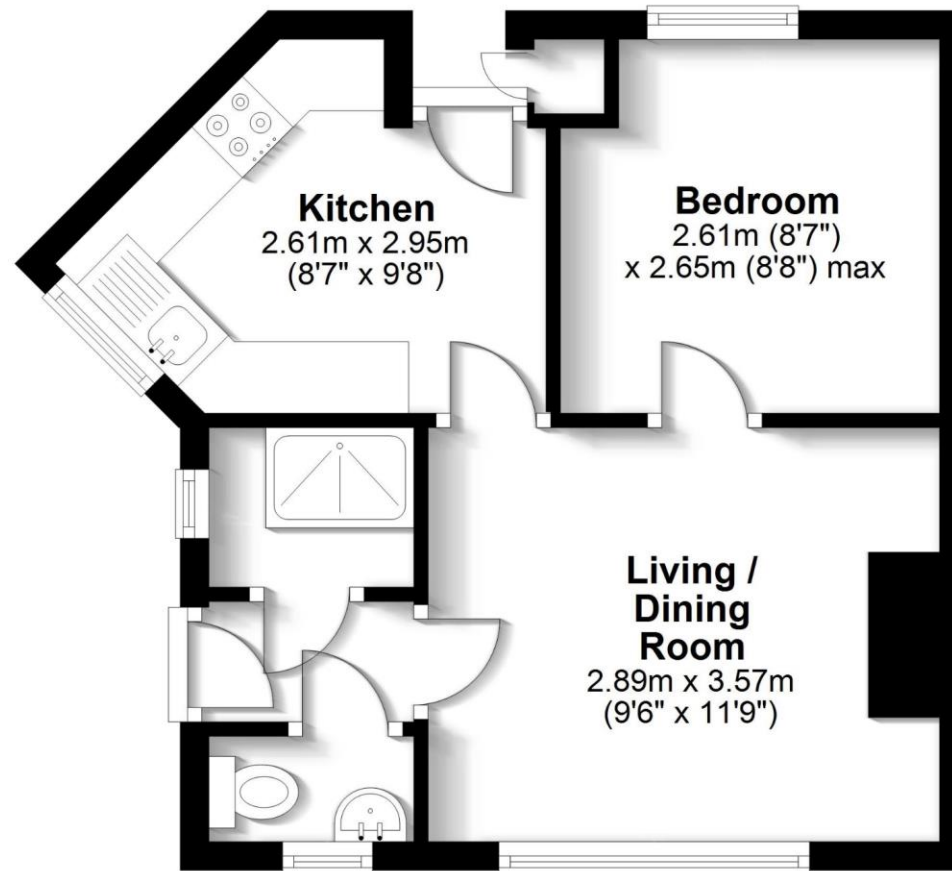


- Shared Ownership
- No upper chain
- Newly refurbished
- South facing garden



# Ground Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 28.9 sq. metres (311.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - <sup>2</sup> - Unauthorised reproduction prohibited.

Plan produced using PlanUp.

To view this property, contact us on-

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## Area Information

Watford is a desirable location for many as it offers an ideal balance of urban and rural living. With a vibrant town centre and excellent transport links into London combined with plenty of green space, Watford offers the best of both worlds.

Watford Town Centre has a variety of entertainment and retail options, including a big shopping centre, large Cineworld Imax cinema and a vibrant restaurant hub. There are also various sports facilities including golf, football, tennis and cricket and many leisure & health clubs close by. Notably, Watford is home to one of England's most luxurious golf courses at The Grove, Chandlers Cross. Watford is surrounded by some beautiful countryside with many locations to enjoy walking and cycling. Cassiobury Park is a popular attraction, being the largest public open space in Watford with over 190 acres of green space catering for all ages, including sports facilities, kids' attractions & a nature reserve.

Local Authority: Three Rivers District Council

Council Tax: B

Approximate floor area: 311.5 sq ft

Tenure: Leasehold (990 years)

Service charge: £360 per annum

Rent: Calculated at 3% of the remaining share

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Nearest Station: 0.8 miles to Carpenders Park

Distance to Town Centre: 3.1 miles to Watford

Nearest Motorway: 7.6 miles to M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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