



214 Muirfield Road, South Oxhey, Watford, WD19 6BJ

Guide Price £225,000, this is a 50% share of the full market value £450,000

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# About the property

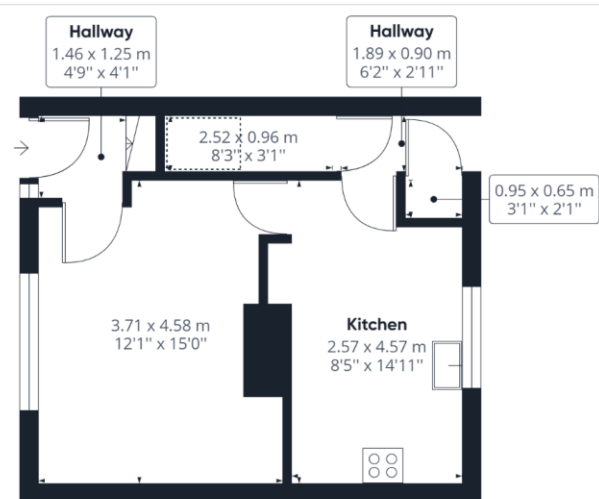
On entering this newly refurbished family home, you are welcomed in to a hallway leading to a light and airy living room and a modern fitted kitchen with garden views. The first floor offers two double bedrooms, a small study/single bedroom and a fully tiled family bathroom.

The shared ownership scheme enables potential purchasers to buy between a 30% - 75% share of the property with the remainder being rented from the housing association, Thrive Homes.

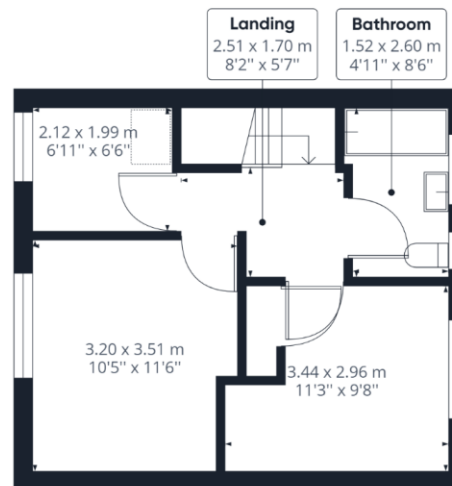
*\*Please note this is a mortgageable property but only certain lenders will be willing to lend on this type of construction.*



- Shared Ownership
- No upper chain
- Minimum share 30%
- Newly refurbished
- No fines concrete house



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

66.30 m<sup>2</sup>

713.66 ft<sup>2</sup>

**Reduced headroom**

1.08 m<sup>2</sup>

11.60 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers District Council  
 Council Tax: C  
 Approximate floor area: 713.66 sq ft  
 Tenure: Leasehold (990 years)  
 Service charge: £384 per annum  
 Rent: Calculated at 3% of the remaining share per annum

Nearest Station: 0.8 miles to Carpenders Park  
 Distance to Town Centre: 3.2 miles to Watford  
 Nearest Motorway: 5 miles to M1

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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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