

OwnHome
by Thrive



THE
SHARED
OWNERSHIP
SHOP



17 Chilwell Gardens, South Oxhey, WD19 6LY

South Oxhey is located within the rural parish of Three Rivers District, 3½ miles (a 10-minute drive) south of Watford town centre.

The local area is renowned for the beautiful woodland walks at Oxhey Woods, a 98-hectare nature reserve within 20 minutes walking distance. Chilwell Gardens, Otley Way and Barnhurst Path are within a 22-minute walk of Carpenders Park Station (London Overground).

Boasting easy access to a range of essential amenities - shopping, education facilities and recreational/leisure activities, Watford has everything required in a cosmopolitan environment, whilst also offering short travelling distances to countryside and a more rural village lifestyle.

The area is served by excellent road connections with the M1 (Junction 5) and A41 within 5½ miles, and Central London (Euston) accessible by train within just 18-minutes from Watford Junction.

All distances and travel times quoted are approximate.



A fantastic location



In terms of leisure and entertainment, Intu Watford boasts a new 9-screen Cineworld including Screen X with a 270 degree screen, one of only six in the UK, and Watford Palace Theatre – a 600 seat theatre.



You will never go hungry around the Watford area, which has a huge variety of different cuisines to choose from, having something for everyone.

There is also Watford Intu – a renowned regional shopping centre offering a variety of department stores including John Lewis, designer shops and restaurants.



Carpenders Park station is a 22-minute walk (5-minute drive) providing London Overground services to Euston via Harrow & Wealdstone within 33-minutes. Alternatively, Watford Junction offers direct services to Euston within 18-minutes.



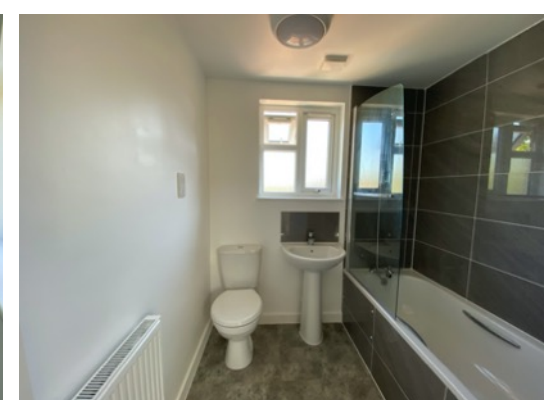
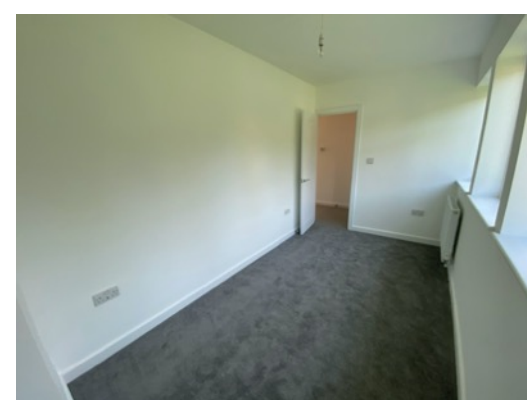
South Oxhey lies 5½ miles from Junction 5 of the M1 and A41, and just around a 10-minute drive from Watford town centre.

Further afield, St Albans, Hemel Hempstead and Heathrow Airport are all within a 45-minute drive.

All distances and travel times quoted are approximate.

Location





Fitted Carpets



Fitted kitchen and integrated oven, hob and extractor

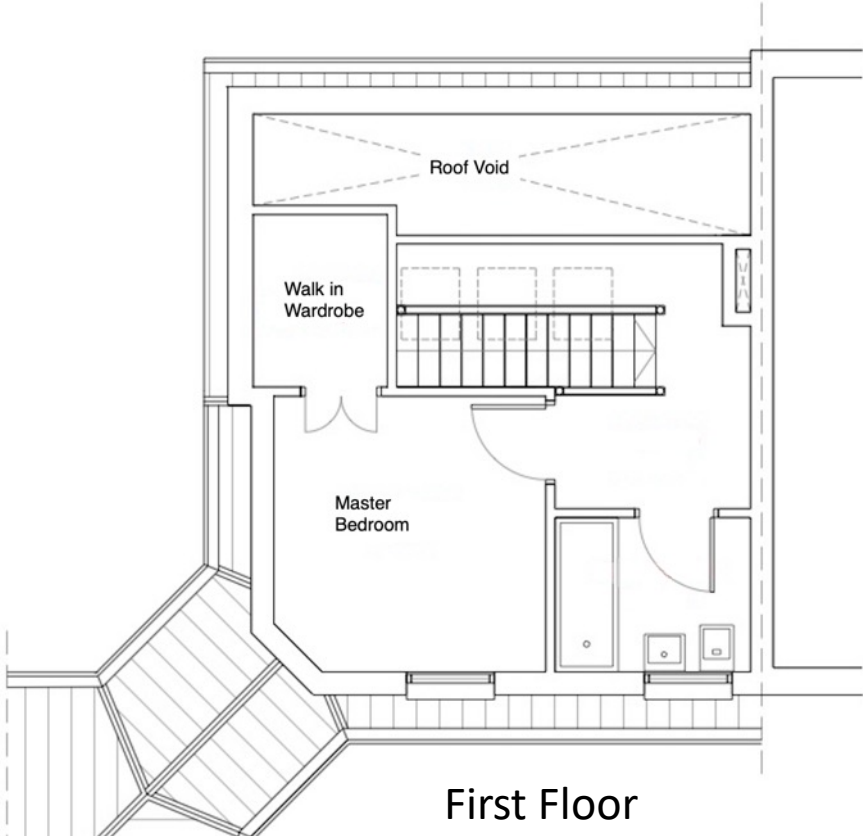
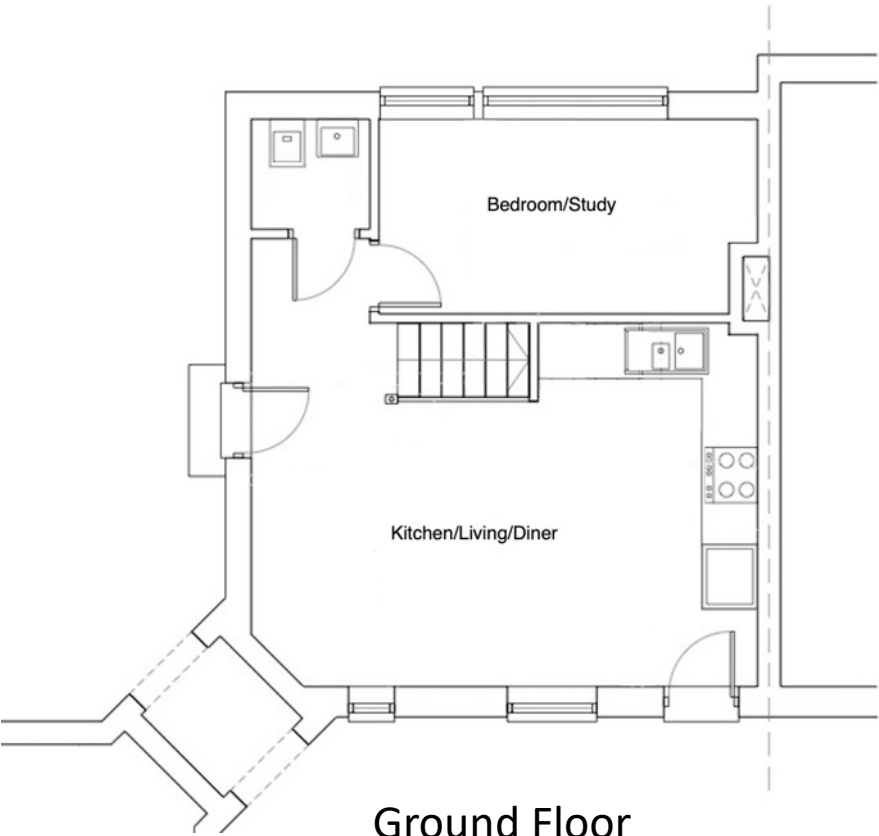


Flooring to bathroom and cloakroom



Integrated fridge/freezer and washing machine

Layout and dimensions



Room	Dimensions	
Kitchen/Living/Diner	17' 6" x 15' 1"	5.34m x 4.60m
Master Bedroom	10' 1" X 8' 10"	3.08m x 2.68m
Ground floor bedroom/study	10' 4" X 6' 7"	3.16m x 2.01m

Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result, are not drawn to scale.

Values, rents & other costs

Postal Address	No of Beds	House Type	Full Market Value	Share Value* (40%)	Rent Per Month** (40%)	Service Charge Per Month***
17 Chilwell Gardens, South Oxhey, WD19 6LY	2	Dorma Bungalow	£285,000	£114,000	£427.50	£34.58



* Higher share values are available up to 75%

** Rent per month is based upon purchasing a 40% share and calculated initially at 3% (of the value of the remaining 60% share) per annum

*** Estimated charge. Includes buildings insurance and management fee



What is Shared Ownership?

Shared ownership offers a fantastic opportunity for you if you're trying to get a foot on the property ladder but can't quite afford to buy a home on the open market.

Depending upon what you can afford, you can buy a share of between 40% and 75% of the home's full market value, and then pay a subsidised rent on the remaining share i.e. if you purchase a 40% share, you pay a subsidised rent on the remaining 60%. As and when you can afford to, it's possible to buy a larger share of the property at a later date – this is called staircasing.

Buying a shared ownership home is very similar to buying a home on the open market. You'll need a deposit of at least 5%, a mortgage to cover the purchase price of your share and you'll have to pay your legal fees. You will need to register with the Help to Buy agent for the area you're looking to buy in, and there are certain eligibility criteria you'll need to meet too.

You'll need to be earning no more than £80,000 (outside London), be over 18, live or work in the UK, not own any other property and be unable to afford to buy a home on the open market.

With shared ownership you benefit from lower monthly payments compared to buying a home outright, but you still get all the benefits of owning a new home.

If you think shared ownership could be the way to your new home, then contact the team at **The Shared Ownership Shop**. Our advisors will be happy to give you details of this home and any others we have that may suit your needs. Or if you would just like some advice on the Shared Ownership Scheme then we are here to help.



Telephone: 0300 11 33 701

Email: contactus@sharedownership-shop.co.uk

Website: sharedownership-shop.co.uk

Maps are correct at time of going to print according to Google Maps. All travel times/distances are obtained from Google Maps and National Rail. These details may vary. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts/finishes, doors, windows and elevational treatments may vary. Floorplans show approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Floorplans have been sized to fit the page, as a result, are not drawn to scale. The details in this brochure should not be relied upon and are for guidance purposes only and remain subject to change without prior notice. Consequently these particulars cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up (i) repayments on a loan secured against it and/or (ii) rent payments. Details correct at time of going to print. June 2020