

OwnHome
by Thrive



THE
SHARED
OWNERSHIP
SHOP

South Oxhey, Watford

South Oxhey

South Oxhey is a suburb of Watford in the rural parish of the Three Rivers district of Hertfordshire. It is located in the south western corner of Northwood Hertfordshire and close to the boundary with Greater London.

South Oxhey is home to the lovely wooded walk which is located at Oxhey Woods.

In the popular countryside Shire County of Hertfordshire, yet within 10 minutes drive of Watford Town Centre, these homes offer a good lifestyle balance.

Boasting easy access to a range of essential amenities, shopping, education facilities and leisure activities, Watford has everything you need in a cosmopolitan environment but also offers a short drive to countryside and a village lifestyle.

Transport connections are unrivalled, with the M1 and A41 just moments away and London accessible by train in just 20 minutes from Watford junction.



A fantastic location



You will never go hungry around the Watford area with lots of different cuisines to choose from, having something for everyone.

There is also Intu Watford which is a great shopping centre home to many different restaurants, department store and a variety of designer shops.

If you fancy something different Watford Palace Theatre hosts many different Pantomimes and plays for you to enjoy.



Just five minutes away you will find Carpenders Park London Overground station giving great access to London. For example Wembley Central is just 18 minutes away.

Watford Junction is 17 minutes away with regular trains to Euston in less than 20 minutes.



South Oxhey lies around 5 miles from Junction 5 of the M1, and just 10 minutes from the centre of Watford.

St Albans is just 11 miles away with the other neighbouring town of Hemel Hempstead being 12 miles away.

Two bed end terrace dorma bungalows



51 Barnhurst Path



301 Hayling Road



Room	Dimensions
Kitchen/Lounge/Diner	5.34m x 4.6m
Bedroom 1	3.08m x 2.68m
Bedroom 2	3.16m x 2.01m

- Built in Oven, Hob and Extractor
- Fridge freezer and washing machine
- Fitted carpets
- Flooring to Kitchen and Bathroom
- Gas Central Heating
- Allocated parking

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 **
301 Hayling Road, South Oxhey, WD19 7NP	2	End Terrace	£ 290,000	£ 116,000	£ 435.00	£ 34.58
51 Barnhurst Path, South Oxhey, WD19 6UE	2	End Terrace	£ 290,000	£ 116,000	£ 435.00	£ 34.58

* Higher share sizes are available

** Estimated charge. Includes buildings insurance.

Location

51 Barnhurst Path, South Oxhey, WD19 6UE



301 Hayling Road, South Oxhey, WD19 7NP





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 on what you can afford, you can buy a share of between 40% and 75% of the home, you then pay a subsidised rent on the remaining share. 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

The particulars within this document are for illustrative purposes and should be treated as guidance only. They 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 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 repayments on a loan secured against it or the rent. Details are correct at time of going to print: June 2019.