

The Pastures

Oxhey, WD19 4RS



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

The Pastures

Oxhey, WD19 4RS

£245,000

- Ground floor maisonette
 - Lounge/dining room
 - Fitted Kitchen
- Double bedroom with built in wardrobes
 - Bathroom
- Double glazing throughout
- Gas Fired central heating
 - Parking
- Newly extended lease





The Pastures

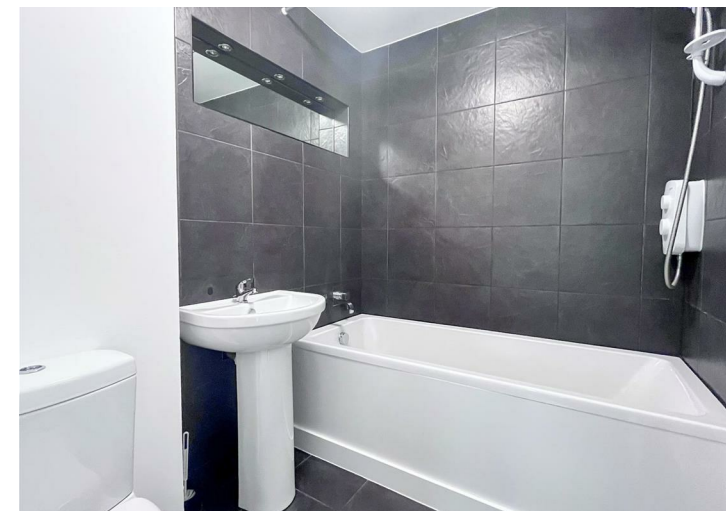
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JW & Co are pleased to present this one-bedroom ground-floor maisonette situated in a private cul-de-sac, featuring the unique benefit of scenic views overlooking a brook. Conveniently located within walking distance of both Bushey Train Station and Carpenders Park Station, the property also offers easy access to Watford Town Centre and Watford General Hospital.

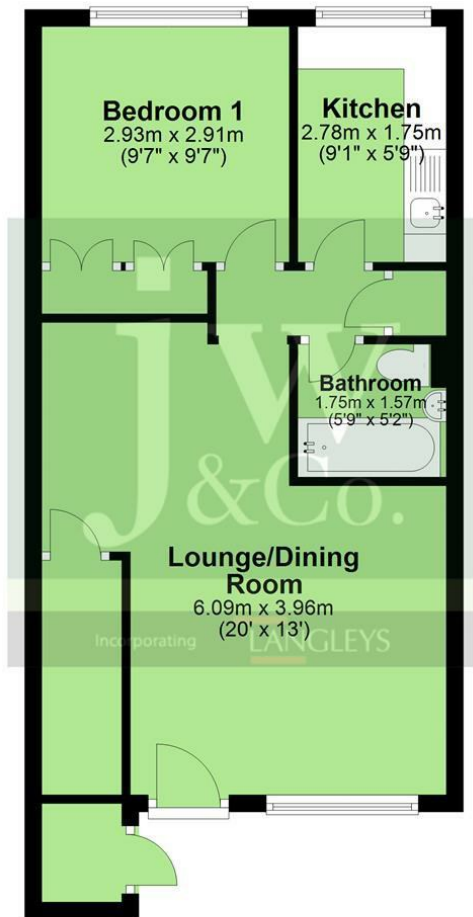
The well-appointed accommodation comprises a spacious lounge/dining room, a fitted kitchen, a double bedroom with built-in wardrobes, and a bathroom. Additional features include gas central heating, double glazing, allocated and visitor parking, and access to communal gardens.

This property further benefits from a newly extended lease and is offered with no upper chain.

In line with UK Anti Money Laundering (AML) regulations, we are obligated to verify the identity of all prospective purchasers once an offer has been accepted. To carry out this process, we use a trusted third-party identity verification system. A nominal fee of £30 per person (inclusive of VAT) applies for this service.



Ground Floor
Approx. 44.4 sq. metres (478.2 sq. feet)



Total area: approx. 44.4 sq. metres (478.2 sq. feet)



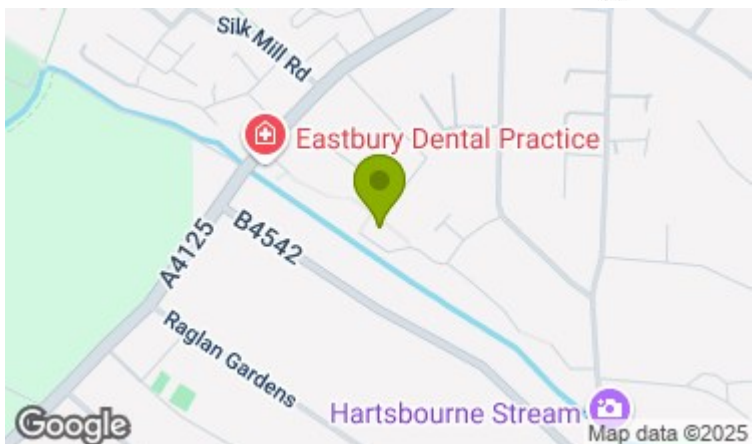
JW&Co Bushey Village
80 High Street, Bushey Village, Hertfordshire, WD23 3HD
0208 950 3434
bushey@jwandco.co.uk

Lounge/dining room
20' x 13' max (6.10m x 3.96m max)

Kitchen
9'1 x 5'7 (2.77m x 1.70m)

Bedroom
9'7 x 9'7 (2.92m x 2.92m)

Bathroom
6'1 x 5'2 (1.85m x 1.57m)



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

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and the Business Protection from Misleading Markets Regulations 2008 (BPRs) JW&CO have prepared these property particulars as a general guide to a broad description of the property. JW&CO as agents for the vendor or lessor and for themselves give notice that (a) these particulars are not intended to constitute part of an offer or contract (b) have not carried out a structural survey and the services, appliances and fittings have not been tested (c) all measurements, photographs, distances and floor plans referred to are given as a guide only and should not be relied upon for the purchase of fixtures and fittings (d) tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts (e) neither the vendor nor any person in the employment JW&CO has any authority to make or give any representation or warranty whatsoever in respect of the property.