

The Pastures

Oxhey, WD19 4RS



BRITISH
PROPERTY
AWARDS
2022

GOLD WINNER

ESTATE AGENT
IN BUSHEY

jw
&Co.

incorporating LANGLEYS

The Pastures

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£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





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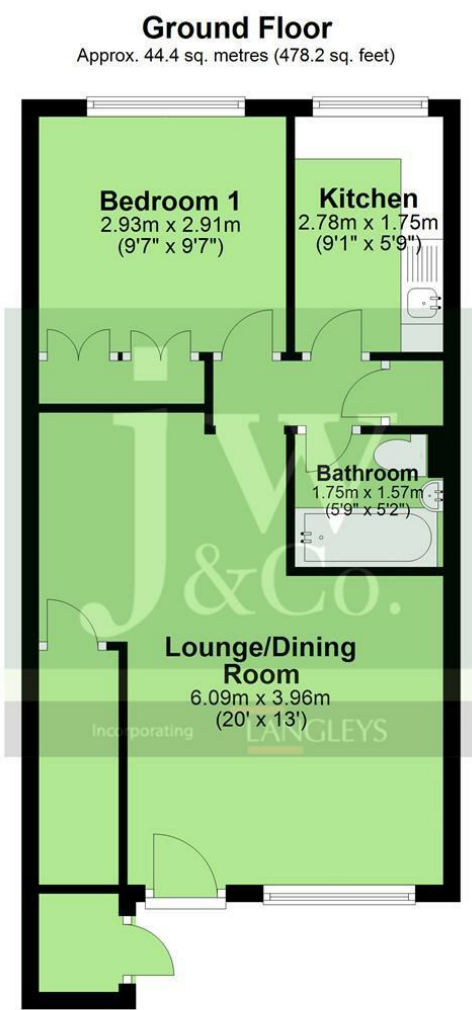
JW & Co are pleased to present this one-bedroom ground-floor maisonette situated in a private cul-de-sac, featuring the unique benefit of scenic views overlooking a brook. Conveniently located within walking distance of both Bushey Train Station and Carpenders Park Station, the property also offers easy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





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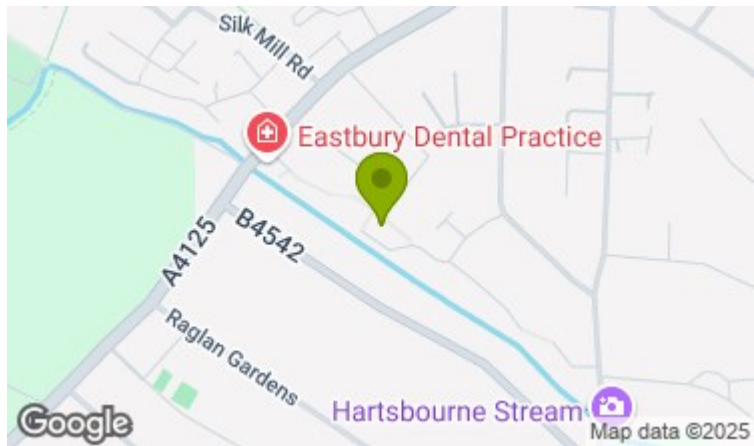
Lounge/dining room
20' x 13' max (6.10m x 3.96m max)

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)

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



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		
	76	77
England & Wales	EU Directive 2002/91/EC	

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