



44a High Street
Markyate
Hertfordshire
AL3 8PA

A Grade II Listed three bedroom cottage with a wealth of character, situated in the desirable Hertfordshire village of Markyate.

Located along the historic village High Street of Markyate is this charming 17th Century Grade II Listed three bedroom cottage with abundance of character features throughout such as exposed beams, exposed brickwork and feature fireplaces. The cottage is within a short stroll along the High Street to local amenities such as local shops, Post Office, pub/restaurants, gym, doctor's surgery, pharmacy, and good schooling within the village. Markyate also offers excellent transport links into London, with the M1 Junction 9 (approx. 2 miles) nearby, and Harpenden Train Station offering efficient rail service to St. Pancras in under 30 minutes.

Upon entering the cottage, doors lead to the sitting room and a separate dining room. The spacious sitting room features exposed beams along with an impressive inglenook fireplace with log burning stove. Adjacent is the dining room which also is a good size which features a brick surround fireplace and exposed beams to the ceiling. To the rear of the sitting room and dining room, access leads through to the kitchen, which as a range of base and wall mounted units and space for white goods. From the kitchen, a door leads to an impressive four-piece family bathroom which includes a separate shower and a free standing bath.

To the first floor, stairs lead up from the main entrance and lead to three good sized bedrooms. The master bedroom features a brick surround fireplace, and also benefits from a walk-in-wardrobe, as well as an en suite shower room. The second bedroom to the front of the property is a good sized double bedroom, and benefits from built in storage. Bedroom three to the rear of the property is also a good size, and features an exposed brick wall.

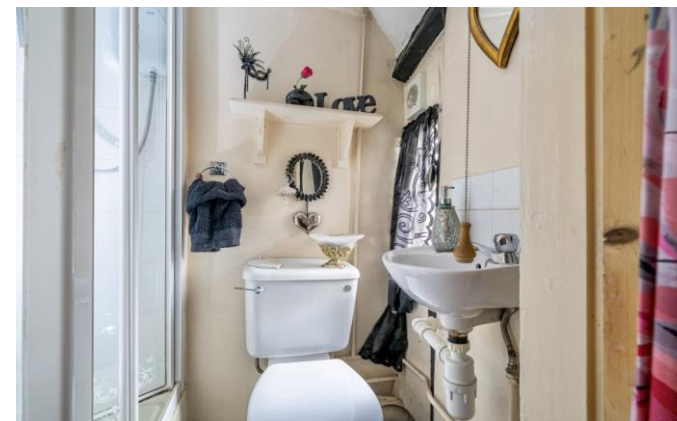
Externally, access via the kitchen leads out to a low maintenance rear courtyard garden surrounded by a brick wall and a raised flowerbed. An outbuilding is attached to the rear of the property, and side gated access leading to the High Street. To the side of the garden is a raised decked area ideal for entertaining.



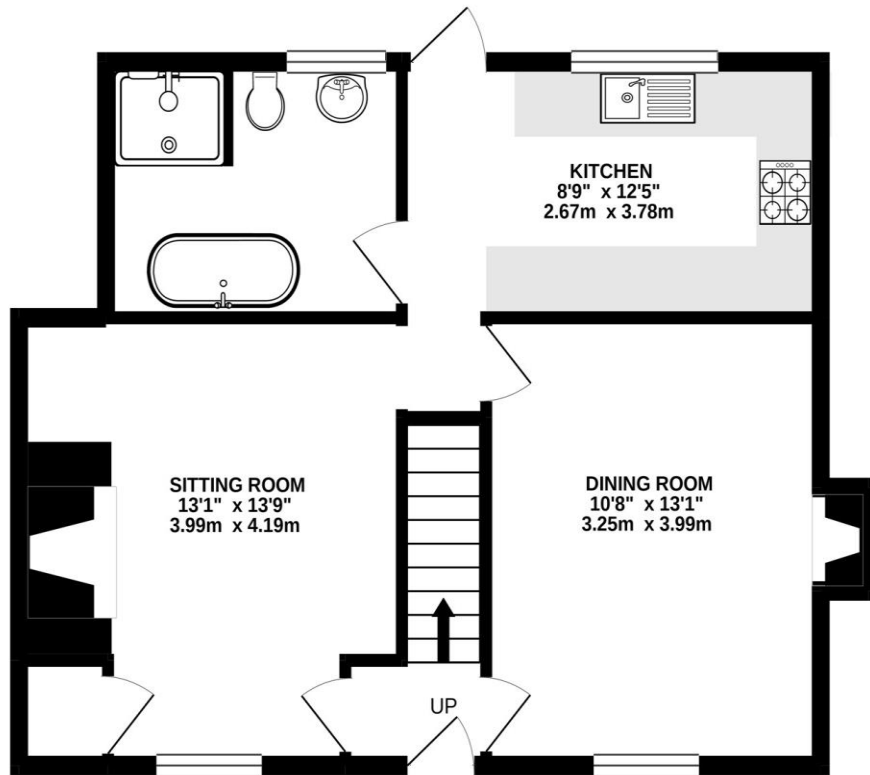
- 17th Century Grade II Listed Cottage
- Period Features Throughout
- Sitting Room with Feature Fireplace
- Dining Room
- Separate Kitchen
- Master En Suite with Walk in Wardrobe
- Four-Piece Family Bathroom
- Enclosed Courtyard Garden
- Desirable Hertfordshire Village
- Nearby Road & Rail Links to London

Additional Information

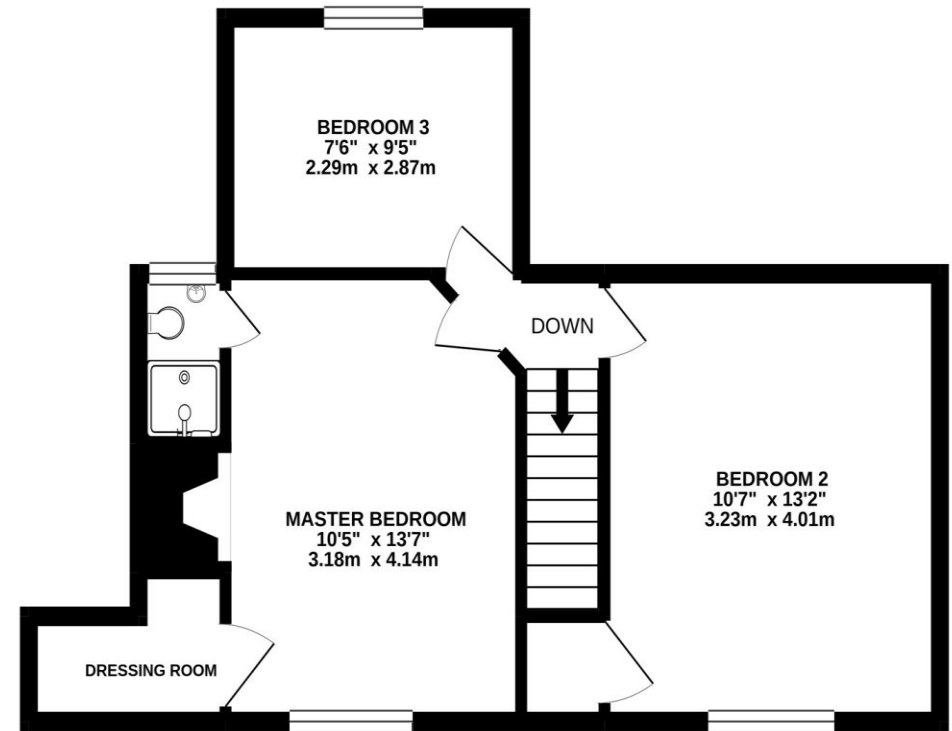
- Gas, Mains Water, Electricity
- The Property is Council Tax Band D
- The Local Authority is Dacorum Borough Council



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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