



Dammersey Close
Markyate | Hertfordshire





22 Dammersey Close

Markyate | Hertfordshire | AL3 8JS

An extended and fully refurbished four double bedroom semi detached family home with over 2200sq. ft of accommodation and a private south facing rear garden, situated within a sought after cul-de-sac location within the historic Hertfordshire village of Markyate, offered for sale with no onward chain.

Nestled within the popular cul-de-sac location of Dammersey Close, Markyate and presented to a high standard throughout, Fine & Country are delighted to offer to the market this modern and contemporary four double bedroom family home to the market which has undergone extensive renovations by the current owners to a high standard throughout. Set over two floors this fully renovated family home boasts over 2200sq. ft of spacious and versatile accommodation that can be enjoyed by all. Amongst many highlights, a real feature to this family home is the impressive open plan kitchen/dining/family room reaching over 28ft. in length with full width bi-folding doors opening onto the private south facing rear garden, the perfect hub to this home. This modern family home also boasts underfloor heating throughout the ground floor, a separate family room with views out to the rear garden, four double bedrooms including an en suite with dressing area to the master bedroom and a guest bedroom with en suite situated to the first floor, and a refitted four-piece family bathroom. Dammersey Close is within walking distance to Markyate's High Street that offers a range of amenities such as local shops, Post Office, pub/restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling nearby. Markyate also offers excellent transport links to London nearby with the M1 Junction 9 approximately 2 miles away, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes making it an ideal location to commute to the capital, or exploring the wider area.

Upon entry, the entrance hall with a vaulted ceiling featuring a glass balustrade and a floating staircase with pendant lighting creates the perfect welcome. Situated either side of the entrance hall are two spacious double size bedrooms to the ground floor which also offers a versatile space for a playroom for young children or as an ideal office to work from home. Access from the entrance hall also leads to a separate utility room with space for white goods, and a refitted four-piece family bathroom. The bathroom is fitted with floor to ceiling tiles, low level W.C, 'His & Her's' vanity wash hand basin with storage under, a walk-in shower cubicle, and a free standing bath positioned in front of illuminated tiling providing the perfect space to soak and relax. Double doors from the rear of the entrance hall open into the impressive open plan kitchen/dining/family room expanding over 28ft. in length. The kitchen area is fitted with a range of base and wall mounted units with granite work surfaces, and includes an integral double oven, induction hob with integrated extraction, integral dishwasher and fridge/freezer, and a central island with breakfast bar incorporating a sink with mixer tap, additional storage underneath for convenience, complete with a wine cooler. The open plan living area is the ideal space for hosting formal and social gatherings with friends and family, and with bi-folding doors opening onto the private rear garden, offering the perfect blend of indoor/outdoor living to enjoy al-fresco dining and entertaining. Adjacent to the open plan kitchen/dining/family room is a separate sitting room with double doors that opens to the rear south facing garden, and is the perfect retreat to cosy up and relax with loved ones.





The sleek glass balustrade staircase with oak floating steps rises to the first floor galleried landing featuring Velux windows that enjoys elevated views across Hertfordshire countryside to the front aspect, and gives access to the master bedroom and second bedroom. The master bedroom is a generous sized bedroom with a dual aspect view with a Juliet balcony over the south facing rear garden and open countryside beyond, and in addition features a designated dressing area for convenience, or an ideal nursery area for young babies. The master bedroom is further benefited by the en suite shower room which is fitted with a low level W.C, wall mounted vanity wash hand basin with storage underneath, and a walk-in shower cubicle. The second bedroom to the first floor is also a spacious sized double bedroom and enjoys views over the private rear garden. The second bedroom benefits from built in storage, whilst also featuring an en suite shower room which is fitted with a low level W.C, wall mounted vanity wash hand basin with storage underneath, and a walk-in shower cubicle.

This spacious and modern family home is approached from Dammersey Close onto a block paved driveway that provides off road parking for multiple vehicles, and leads to side gated access and steps rising to the main entrance. Bi-folding doors from the open plan kitchen/dining/family room opens out to a newly laid patio area to enjoy al-fresco dining and entertaining with friends and family whilst enjoying views over the private south facing rear garden. Steps from the patio area rise to the generous sized lawned rear garden with fenced boundaries providing privacy to the garden, and is the perfect haven to relax and unwind within the tranquil surrounding environment. Towards the rear of the garden, gated access leads out to a public footpath and open countryside beyond for those who enjoy scenic countryside walks.

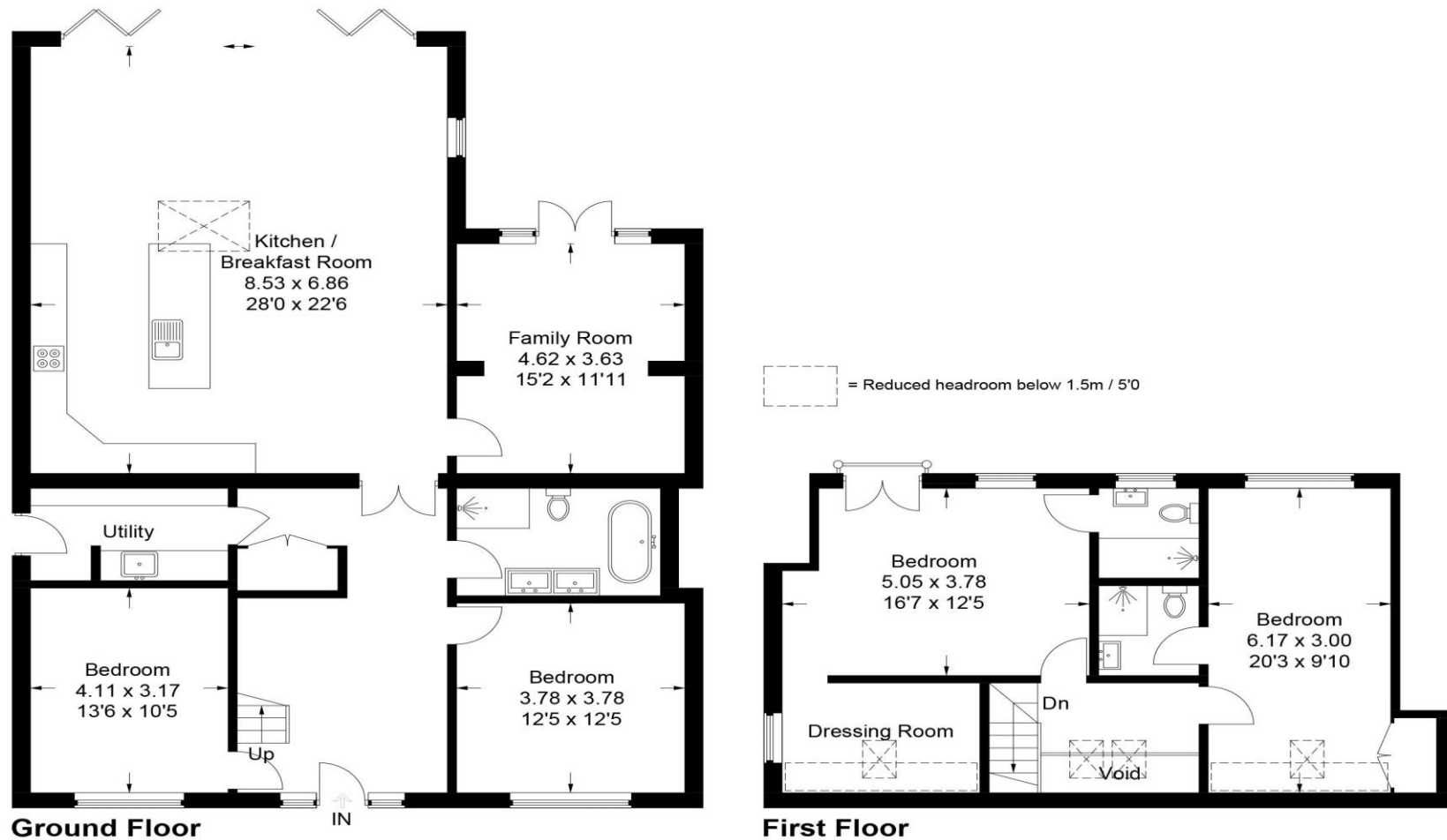
- Extended and Refurbished with No Onward Chain
- Four Double Bedroom Semi Detached Family Home
- Offer Over 2200sq. ft of Spacious Accommodation
- Open Plan Kitchen/Dining/Family Room
- Separate Family Room/Snug & Utility Room
- Two En Suite Bedrooms & Family Bathroom
- Private South Facing Rear Garden
- Off Road Parking for Multiple Vehicles
- Sought After Hertfordshire Cul-de-Sac Location
- Excellent Transport Links to London Nearby



Additional Information

- Tenure: Freehold
- Air Source Heating, Solar Panels, Mains Water, Electricity
- EPC Rating: Band B
- Council Tax: Band E
- Local Authority: Dacorum Borough Council

Approximate Gross Internal Area
 Ground Floor = 145.6 sq m / 1,567 sq ft
 First Floor = 61.3 sq m / 660 sq ft
 Total = 206.9 sq m / 2,227 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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