



FINE & COUNTRY
fineandcountry.com™

Ver Brook Avenue
Markyate | Hertfordshire
£485,000

28 Ver Brook Avenue Markyate Hertfordshire AL3 8FH

A stunning 4 bedroom home situated in a desirable Hertfordshire village close to local amenities with fantastic travel links, offered for sale with no onward chain.

Internally, the property offers a light and modern kitchen just off of an entrance hall with a downstairs washroom. There is a spacious living room which has been tastefully decorated with doors leading to the rear garden. Located on the first floor are three bedrooms and a family bath with the stairs and bedrooms sharing soft, new carpets. The master bedroom on the second floor with an en - suite shower room and walk - in wardrobe gives the feeling of luxury creating a relaxing environment to unwind. The master bedroom also benefits from a remote controlled ceiling fan which helps with those warm summer evenings.

Externally, the house offers multiple car parking spaces and has beautifully presented front and rear gardens. The back garden compromises of greenery and plants whilst also having a patio for a sociable space to enjoy the outside. The plot that the house situates on is one of the larger ones on the road which means the property includes a second assigned parking space and a wider rear garden.

Markyate offers scenic countryside walks and is set on the boundary of the Chilterns Area of Outstanding Natural Beauty. The property itself is within walking distance to the historic High Street which offers a variety of local amenities such as local shops, Post office, pub/restaurants, gym, Doctors Surgery & Pharmacy, as well as excellent schooling nearby. Markyate also offers excellent transport links to London 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 for commuting into the capital, or exploring the wider area.



- No Onward Chain
- Four Bedroom Family Home
- Spacious Accommodation Over Three Floors
- Generous Sized Sitting/Dining Room
- Separate Fitted Kitchen
- Master en Suite with Walk-in Dressing Room
- Landscaped Private Rear Garden
- Allocated Parking For Multiple Vehicles
- Desirable Hertfordshire Village Location
- Excellent Transport Links to London Nearby

Property Information

Tenure: Freehold

Gas Central Heating, Mains Water, Electricity

EPC Rating: B

Annual Maintenance: £100-£150 P/A

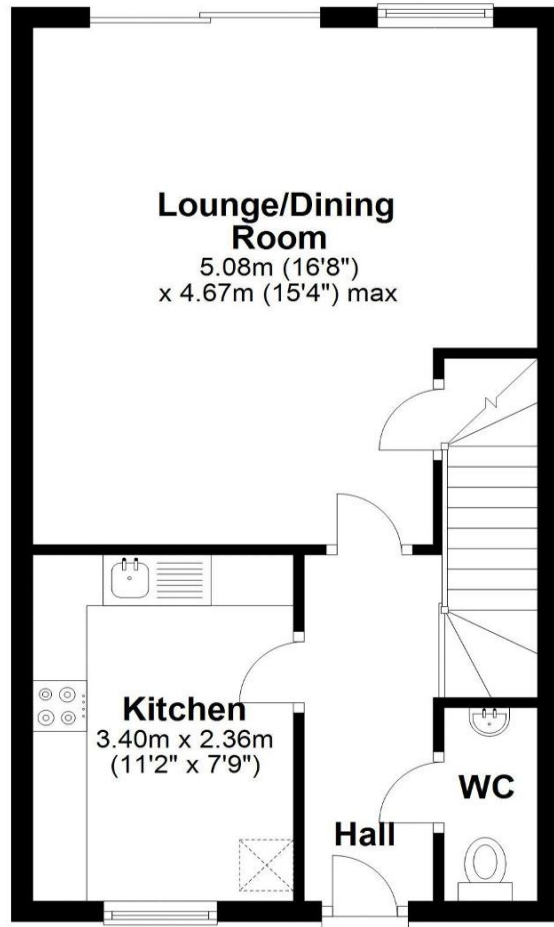
Council Tax: Band E

Local Authority: Dacorum



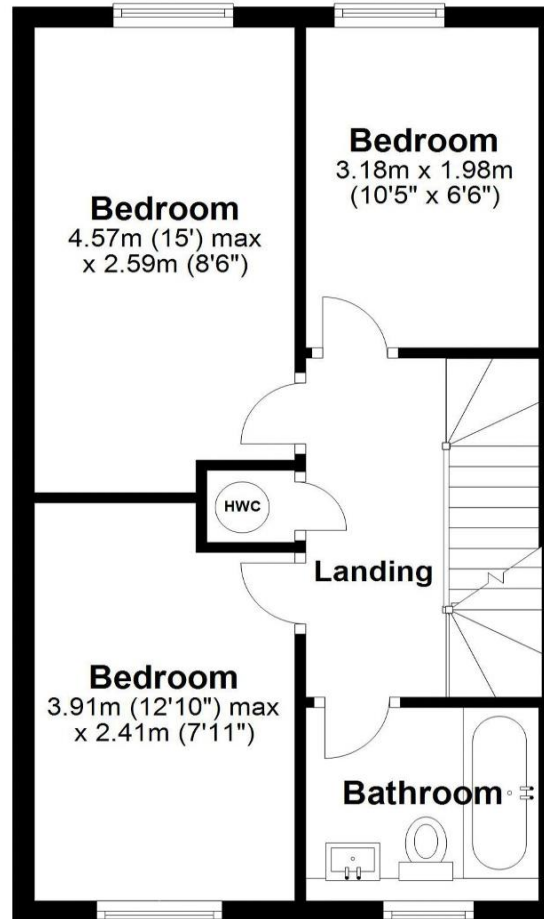
Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



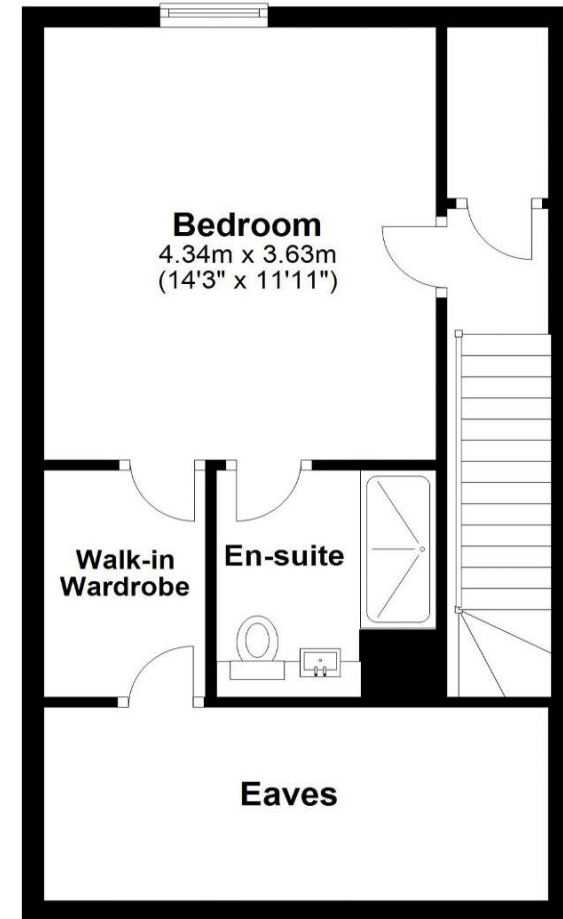
First Floor

Approx. 40.3 sq. metres (433.6 sq. feet)



Second Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



Total area: approx. 120.6 sq. metres (1297.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

Tel: 01582 793116

Fine & Country Redbourn & Edlesborough
51 High Street, Redbourn, St. Albans, AL3 7LW
redbourn@fineandcountry.com

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

fineandcountry.com