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High Street
Markyate | Hertfordshire
Guide Price £465,000

93 High Street
Markyate
Hertfordshire
AL3 8JG

A delightful Grade II Listed Cottage situated in the heart of the historic Village of Markyate, offered for sale with no onward chain.

Formally two cottages, this charming cottage offers spacious accommodation for a house of this age with a wealth of character throughout, such as exposed beams. The cottage also offers an open plan living room with feature brick fireplace, a modern fitted kitchen with appliances. to the rear of the sitting room is a second reception room, and ideal space as a home office or playroom.

Stairs rise to the first floor landing and leads to three double sized bedrooms, two of which have built in wardrobes. From the landing, access leads to a large loft/store room, and offers scope for extension (subject to planning). The first floor is completed with a fully refurbished four piece suite with a separate shower cubicle, and a free standing roll top bath.

Externally, access via the kitchen leads out to an enclosed rear garden which is mainly laid to lawn with fence boundaries. To the rear of the garden is an allocated parking space which is accessed from the high Street via the driveway to the side of the cottage. Property Information Tenure: Freehold Council Tax Band: D EPC Rating: Exempt

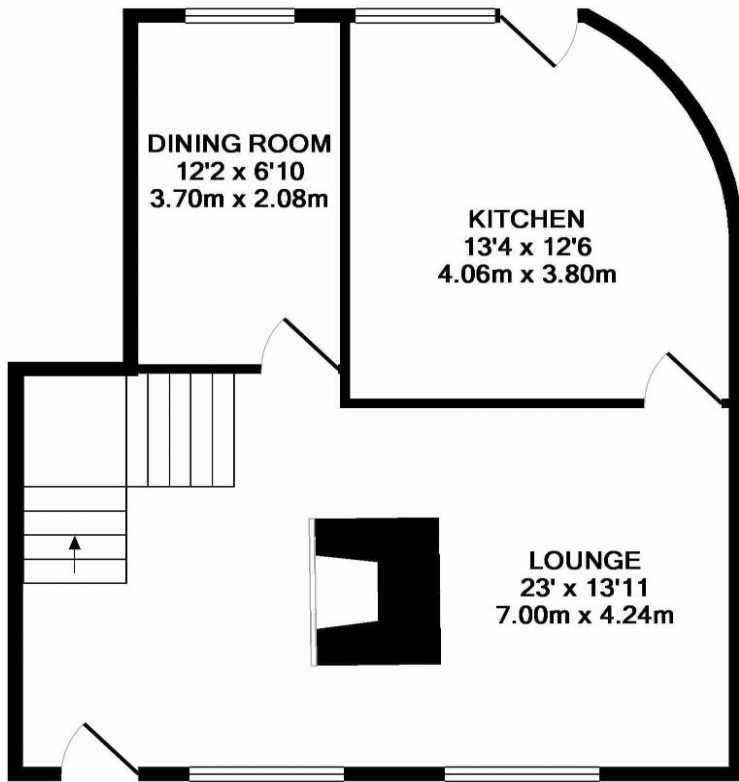


- No Onward Chain
- Grade II Listed Character Cottage
- Three Double Bedrooms
- Spacious Sitting/Dining Room
- Refitted Kitchen
- Study/Playroom
- Refitted Four Piece Family Bathroom
- Enclosed Rear Garden
- Allocated Parking To The Rear
- Nearby Road and Rail Links To London

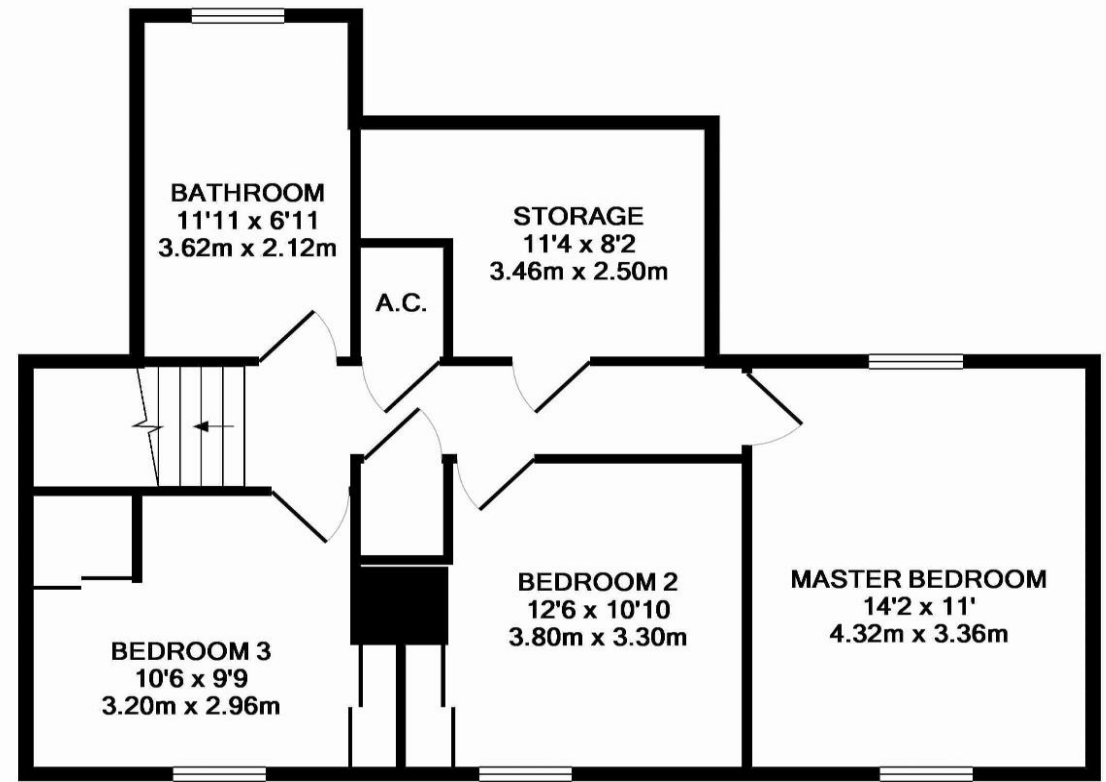
Additional Information

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





GROUND FLOOR
APPROX. FLOOR
AREA 543 SQ.FT.
(50.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1193 SQ.FT. (110.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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