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3 Gladstone Mews | High Street
Markyate | Hertfordshire | AL3 8JG
£475,000

A modern and well presented three bedroom family home tucked away within a private development within the heart of the historic Hertfordshire High Street of Markyate.

Nestled within the exclusive Gladstone Mews development and built in 2018, this charming home is ideally situated just off Markyate's historic High Street, offering a prime opportunity for first time buyers or those looking to downsize while staying close to local conveniences. Finished to a high standard throughout, the property boasts a spacious sitting room, a sleek kitchen/dining room, three well-proportioned bedrooms, including a master with an en suite, family bathroom, an enclosed garden, and allocated off road parking including a carport. The picturesque Hertfordshire village of Markyate offers an array of amenities within walking distance, such as shops, a Post Office, pubs/restaurants, a gym, a Doctor's Surgery and a Pharmacy, along with excellent nearby schools. With the M1 Junction 9 just 2 miles away and a direct rail service from Harpenden reaching St. Pancras in under 30 minutes, Markyate is perfectly positioned for easy commutes to London or exploring the surrounding area.

Upon entering this enchanting home, you're welcomed by a spacious entrance hall that includes a convenient downstairs cloakroom. At the front of the house, a bright and spacious sitting room invites you to relax. Toward the rear, the entrance hall opens into a beautiful, modern kitchen/dining room, designed to be the heart of the home—perfect for both family meals and lively social gatherings. The kitchen boasts an array of sleek base and wall-mounted units, along with integrated appliances, including a gas hob, oven, dishwasher, washing machine, and a fridge/freezer, ensuring both style and functionality.

Ascending from the entrance hall, a staircase rises to the first floor landing leading to the master bedroom, two further bedrooms and a family bathroom. Situated to the front of the property is a generous sized master bedroom benefiting from an en suite shower room. The second bedroom also located to the front of the property is a good sized double, whilst the third bedroom is also a good sized single bedroom. Completing the first floor accommodation, a stylish family bathroom is fitted with floor to ceiling tiles, low level W.C., vanity wash hand basin with storage underneath, and a panelled bath with shower attached, perfect for relaxation and rejuvenation.

Externally, this family home is accessed via the High Street, leading onto Gladstone Mews, where you'll find an allocated carport, plus an additional parking space. A pathway from the parking area guides you to a gated entrance, opening to the front garden, which is beautifully laid to lawn and bordered by hedges, shrubs, and fencing for added privacy. From the kitchen/dining room, double doors open onto a private courtyard patio—an ideal spot for al fresco dining or simply unwinding in the peaceful, secluded setting. The patio seamlessly connects to the rear lawn, which extends to the side of the home and provides gated access to the main front garden, creating a harmonious flow between the outdoor spaces.



- Exclusive Development Built in 2018
- Modern & Well Presented Three Bedroom Home
- Spacious Sitting Room Overlooking the Front Lawn
- Kitchen/Dining Room with Integrated Appliances
- Master en Suite & Two Further Bedrooms
- Private Courtyard Garden and Front Garden
- Allocated Carpot and an Additional Parking Space
- Walking Distance to Village Amenities
- Desirable Hertfordshire Village Location
- Road and Rail Links to London Nearby

Property Information

Tenure: Freehold

Gas, Mains Water, Electricity

EPC Rating: Band B


Council Tax: Band D

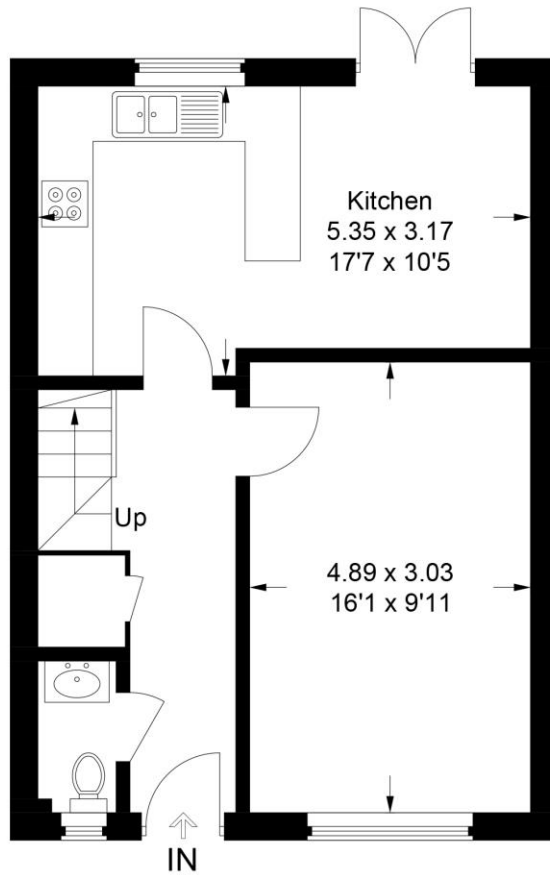
Local Authority: Dacorum Borough Council



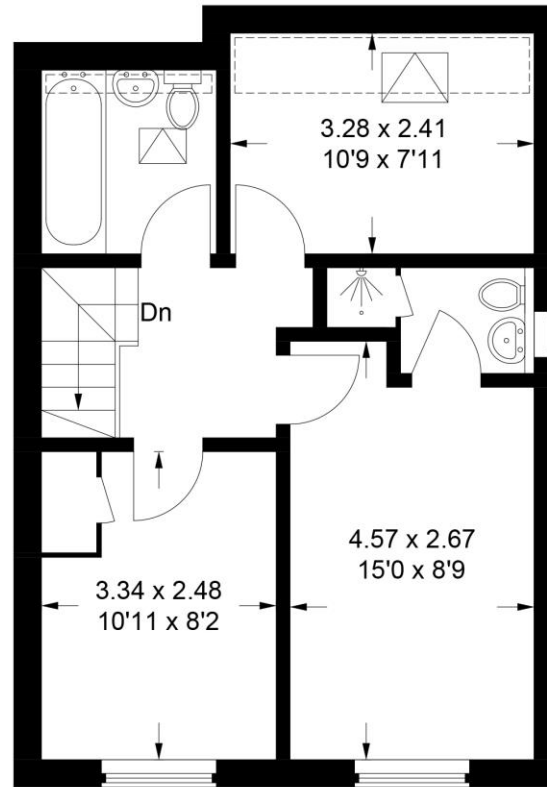
Approximate Gross Internal Area
 Ground Floor = 42.6 sq m / 458 sq ft
 First Floor = 41.4 sq m / 446 sq ft
 Total = 84.0 sq m / 904 sq ft
 (Excluding Carport)



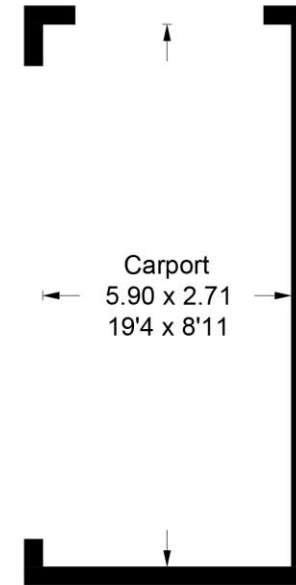
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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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