



Ver Brook Avenue, St Albans, Hertfordshire, AL3 8FH

Price £450,000 Freehold



Nestled in the charming village of Markyate, Venture Residential proudly presents this exceptional modern townhouse, epitomising contemporary living at its finest. This home boasts an impeccable presentation throughout, offering a haven of comfort and style.



Ver Brook Avenue

St Albans, AL3 8FH



- Modern townhouse built to high specifications in 2014
- Stunning contemporary kitchen/dining room with bi-fold doors leading to the garden
- Three double bedrooms, offering ample space and versatility
- Driveway and garage providing off-road parking options
- EPC rating: B, reflecting energy efficiency and environmental impact



Set within the heart of Markyate, this property enjoys easy access to major road links including the A5 and M1, enhancing its connectivity to surrounding areas including London.

The ground floor welcomes you with a breathtaking open-plan layout, featuring a striking contemporary kitchen seamlessly integrated with the dining area. Equipped with modern appliances and adorned with bi-fold doors, this space effortlessly transitions to the neatly landscaped garden, creating an inviting indoor-outdoor flow. Additionally, a ground floor cloakroom/WC and ample storage further enhance the functionality of this level.

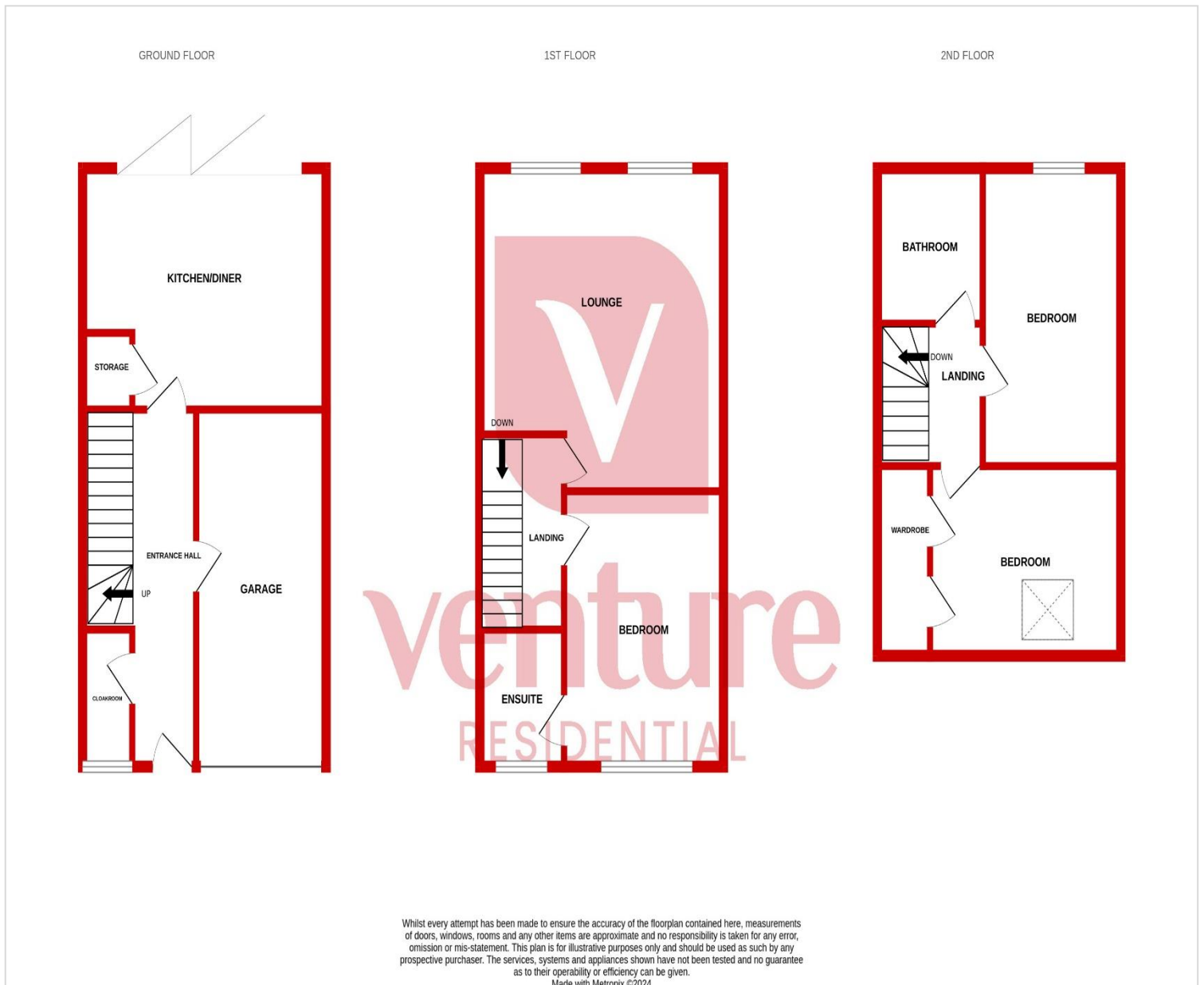
Ascending to the first floor, you'll discover a generously proportioned living room, alongside the luxurious master bedroom boasting its own contemporary en-suite shower room.

The second floor reveals two additional well-appointed double bedrooms, accompanied by a stylish bathroom accentuated with feature lighting, catering to the needs of modern living.

Outside, the rear garden has been thoughtfully landscaped to provide both privacy and tranquility, perfect for outdoor relaxation and entertainment.

Offering practicality and convenience, this residence also benefits from a driveway and garage, ensuring ample parking space for residents and visitors alike.

With its blend of modern comforts, sophisticated design, and enviable location, this Hertfordshire gem presents an exceptional opportunity for discerning buyers seeking the perfect blend of style and substance.



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			93
(81-91) B	83		
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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