







**Guide Price**  
**£375,000**

Situated in the centre of Markyate offering easy access to all local amenities this incredibly spacious three double bedroom end of terrace character home offers a large reception hall, two separate reception rooms, large kitchen/breakfast room, enclosed garden and parking for two vehicles. The property does require some modernisation but equally offers tremendous potential to create a fabulous home, the property is also offered with no onward chain.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor with storage cupboard below, built in cupboard.

## LOUNGE

A double aspect room with a double glazed bay window to front and double glazed window to rear aspect. Feature stone fireplace, wood block flooring, radiator.

## DINING ROOM

Double glazed window to side aspect. Radiator, door to kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

Double glazed window and half glazed door to garden. Fitted with a range of both floor and wall mounted units with work surface over, single drainer stainless steel sink with mixer tap, plumbing for washing machine, cooker point, radiator, tiled floor, part tiled walls, wall mounted gas boiler.

## LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

Double glazed sash window to front. Built in wardrobes, radiator, opening to dressing area.

## DRESSING AREA

Double glazed window to rear. Pedestal wash hand basin.

## BEDROOM TWO

Double glazed sash windows to front. Radiator.

## BEDROOM THREE

Double glazed windows to side and rear aspects. Radiator, built in wardrobe, access to loft space.

## BATHROOM

Double glazed window. White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level w.c., radiator, part tiled walls.

## OUTSIDE

## PARKING

Parking for two cars.

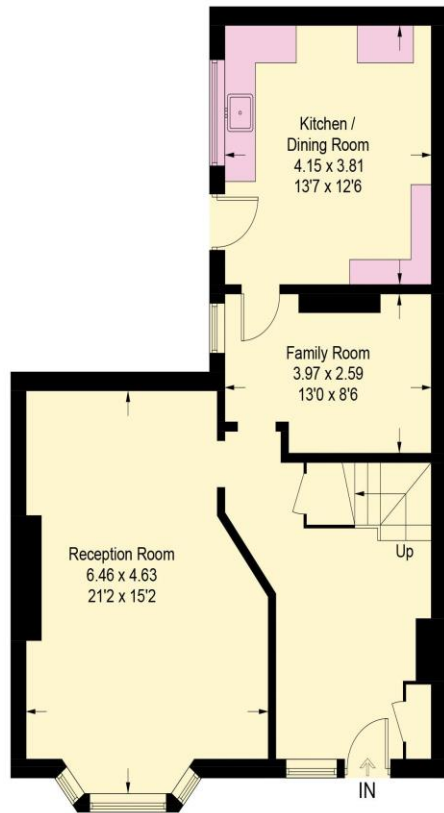
## GARDEN

Laid for low maintenance with astro turf, timber decked and shingled patio area, gated side access, outside lighting.

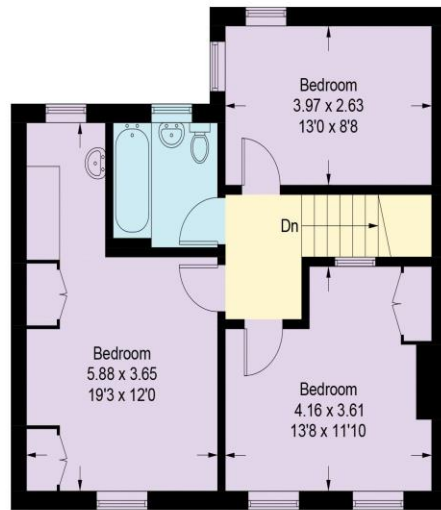




High street



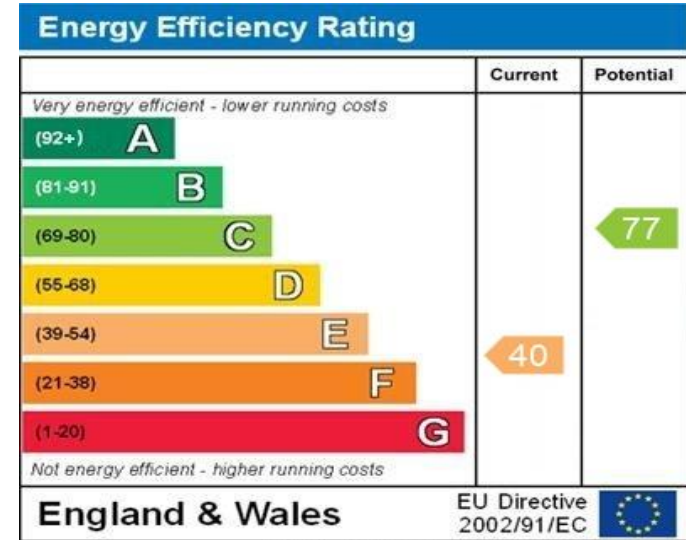
Ground Floor



First Floor

Approximate Total Area  
1348 sq ft / 125.2 sq m

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. (ID1204171)



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