



11 George Street, Markyate, AL3 8JX

Guide price £400,000 Freehold



Paul Barker
ESTATE AGENTS

11 George Street

Markyate, AL3 8JX

An exquisite two double bedroom Victorian cottage, stylishly presented throughout with a wonderful outdoor entertaining space and garden room, all offering 'turn key' ready living. Located on a quiet street in the popular village of Markyate, the property is offered with loft conversion potential (s.t.p.p.) and no onward chain.

A part-glazed front door opens into a generous lounge with a feature fireplace and a range of bespoke shelves and storage cupboards. A door leads to the sociable kitchen/diner with a modern Shaker style fitted kitchen with a range of wall and base units with contemporary style worktops incorporating a sink with mixer tap, an induction hob with downdraft extractor fan and integrated appliances. There's a window overlooking the rear garden and double-glazed sliding patio doors to the rear garden.

The first-floor landing leads to rooms including the spacious master bedroom with two windows to the front and a range of fitted wardrobes, chest of draws and a dressing table. The second bedroom also features a range of fitted wardrobes and a deep storage cupboard. The wonderful bathroom includes an opulent bath with waterfall tap, a separate wet-room style walk-in shower with waterfall shower head, a stone style basin mounted on a storage cupboard and W.C. There's also a built-in utility cupboard with recesses and plumbing for a washing machine and tumble dryer.

Externally, a private rear garden has been beautifully landscaped to provide a relaxing 'zen' like area ideal for relaxing or entertaining. There's a summerhouse perfectly suited as a home office featuring light and power points. There is a gate providing access to the front of the house.

George Street is located near the High Street in the picturesque village of Markyate. Positioned within easy reach of a primary school, bakery, convenience store, restaurants and three pubs. there is easy access for the M1 & M25, Luton Airport/Parkway train station to St Pancras International.





ACCOMMODATION

Kitchen/Diner

22'4 x 8'0 (6.81m x 2.44m)

Lounge

13'7 x 12'8 (4.14m x 3.86m)

FIRST FLOOR

Bedroom 1

12'5 x 11'0 (3.78m x 3.35m)

Bedroom 2

12'2 x 8'8 (3.71m x 2.64m)

Bathroom

9'4 x 9'0 (2.84m x 2.74m)

OUTSIDE

Rear Garden

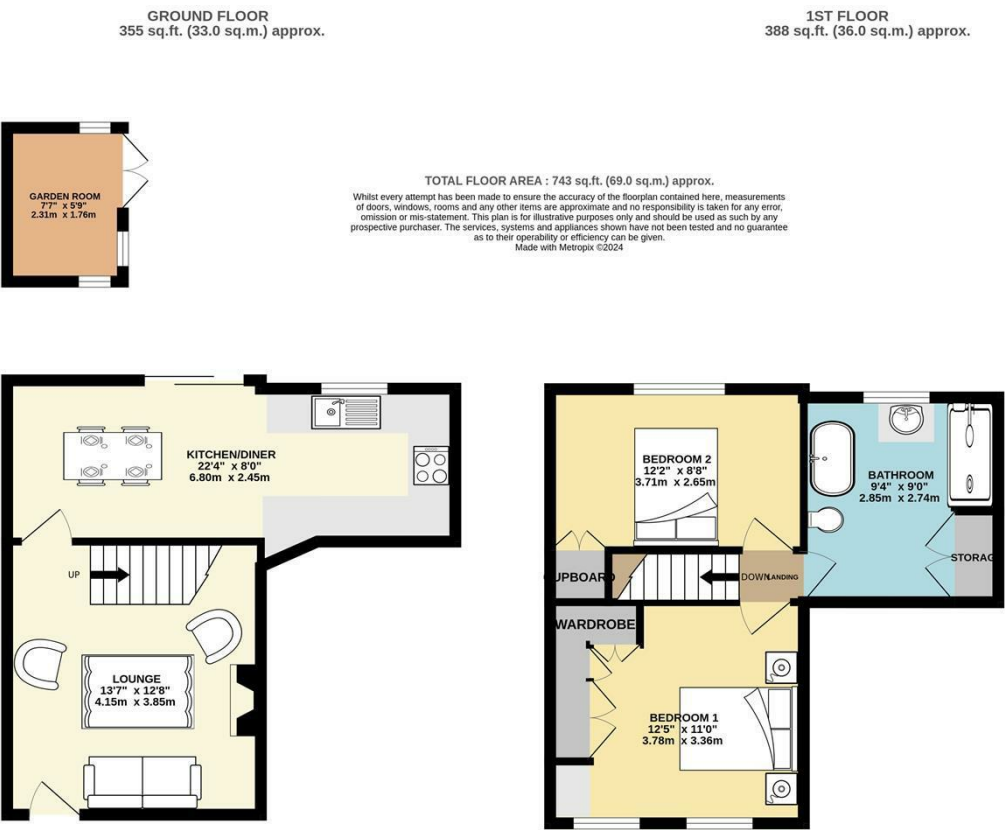
26'2" (8)

Garden Room

7'7 x 5'9 (2.31m x 1.75m)



Floor Plan



Area Map



Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

