



4 Bedrooms



2 Bath/Shower Room



3 Reception Room



On-Street



Walled South facing
Garden



EPC Band E

Council Tax
Band E - £2,727.39 (2024/25)
Local Authority
Dacorum Council

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Albert Street, Markyate, AL3 8HY
Guide Price £750,000 Freehold

Albert Street, Markyate

Fabulous double fronted four bedroom character home offering generous accommodation and pretty south facing walled garden. Situated close to village amenities.

Description

This stunning home has many character features and offers generous accommodation spread over four floors.

A striking reception hall with vaulted ceiling and galleried staircase greets you on entering the property and gives access to a large reception room with feature fireplace, bay window and French doors opening out to the rear garden. A further reception room sits to the front and is currently used as a study. In addition a cloakroom is accessed from the hallway. Stairs from the main reception room lead down to a mezzanine level with access to a further room with bar area (ideal for entertaining). In the basement is a stunning kitchen/dining room which extends to approximately 23ft in length. The kitchen is fully fitted with a good range of Oak units with granite work surfaces and built-in appliances. A part glazed door and window look out to the garden with stone steps leading up. A useful cellar is also accessed from the kitchen.

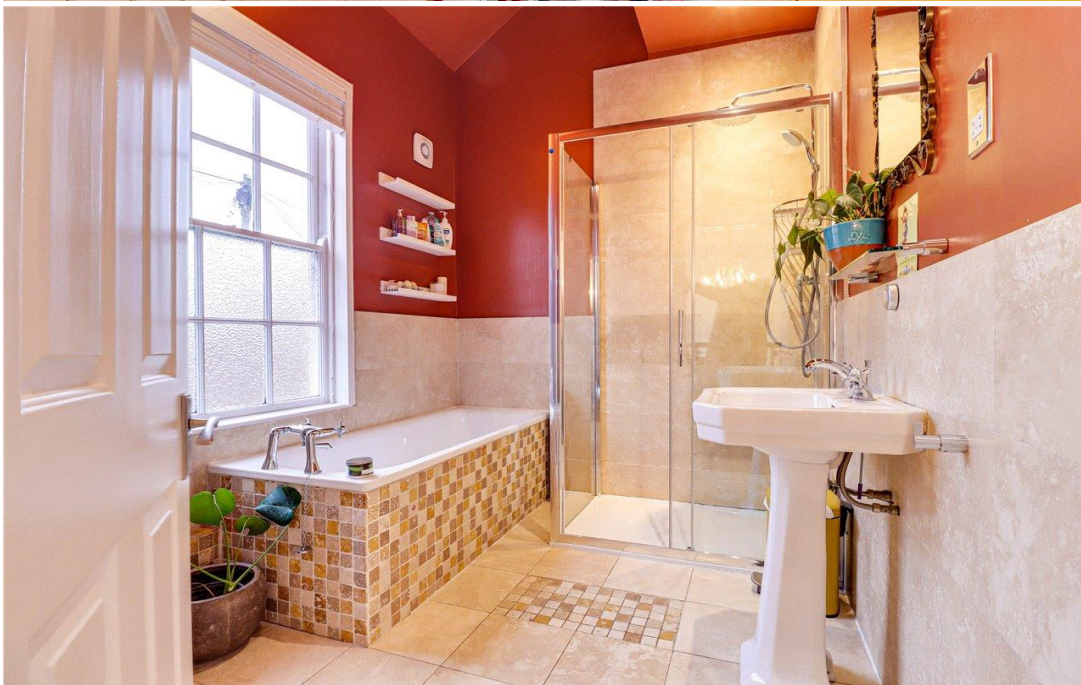
On the first floor there are four spacious bedrooms. The principal bedroom benefits from an en-suite shower room and a further stylish family bathroom with bath and walk-in shower serves the remaining bedrooms. Last but not least, there is a large attic room which extends to over 31ft in length, which could be utilised for home working.

Outside to the front double doors give access to a useful storage area. To the rear the south facing walled garden has been beautifully landscaped with paved seating areas, circular lawn and numerous beds and borders with attractive planting.

Location

The property is situated in Albert Street a quiet cul-de-sac just off the High Street and close to a good range of amenities. Markyate is a popular village within easy reach of both St Albans and Harpenden, which offer wider amenities and fast rail links into London St Pancras and The City. Markyate is also within easy reach of the M1 and Luton Airport.

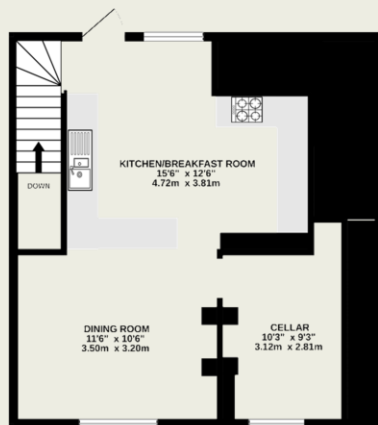




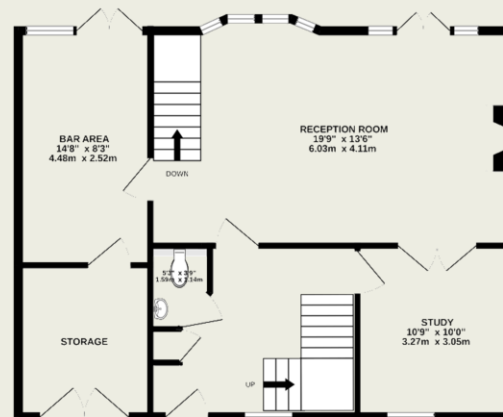
Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

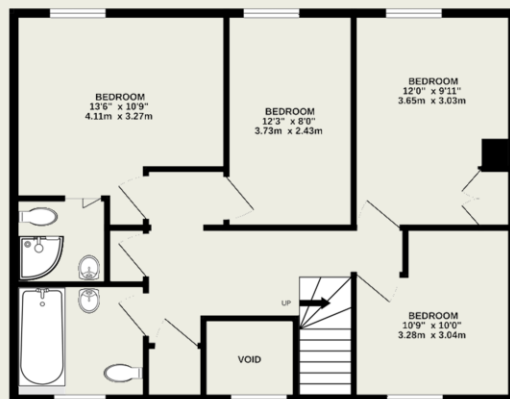
LOWER GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



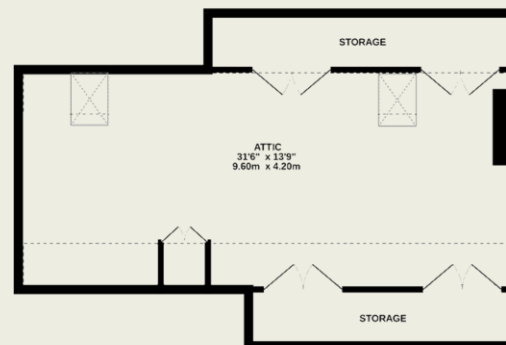
GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



2ND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 2514 sq.ft. (233.6 sq.m.) approx.

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