



3 Bedrooms



1 Bath/Shower Room



1 Reception Room



Off-Street Parking



Generous Plot



EPC Band D

Council Tax  
Band D - £2,168.29 2024/25  
Local Authority  
Dacorum



Pickford Road, Markyate, St Albans, AL3  
Guide Price £485,000 Freehold



## Pickford Road, Markyate, St Albans, AL3

Excellent three bedroom semi detached village home sitting on a wide plot, with potential to extend (subject to the necessary consents).

- Close to village amenities
- Potential to extend (STPP)
- Three bedrooms
- Large living room
- Spacious kitchen/diner
- Attractive gardens to front and rear
- Off-street parking

### Description

This spacious family home sits on a generous plot with gardens to front and rear and has potential to extend to the side (STPP).

The front garden is laid to lawn with a paved driveway to one side, providing ample off-street parking for several cars. An entrance porch leads through to a large dual aspect living room with French doors opening out to the rear garden. The spacious kitchen/diner is fitted with a good range of eye and base level units and dishwasher with space for a range cooker, washing machine, tumble dryer and American style fridge freezer. An external door gives access to the side. Upstairs there are three bedrooms, two doubles and a single, which are served by a modern bathroom with corner bath.

Outside the rear garden has been attractively landscaped with raised wooden deck, patio seating area and lawn. In addition, there is a useful timber summerhouse. There is an additional garden area to the side of the property.

### Location

Pickford Road is a sought-after location situated just off Markyate High Street which provides for everyday needs including a highly regarded village school, local pubs and a range of shops and restaurants. Peggy's Field playground is also close to the house. The larger towns of Harpenden and St Albans are nearby offering fast and efficient rail links into London. M1 Junction 9 is also within easy reach.



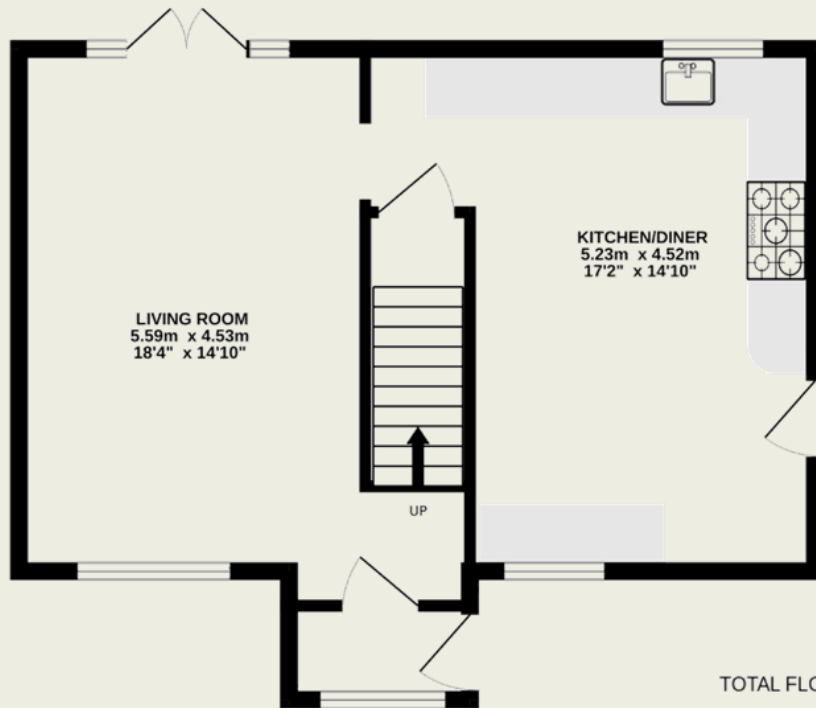




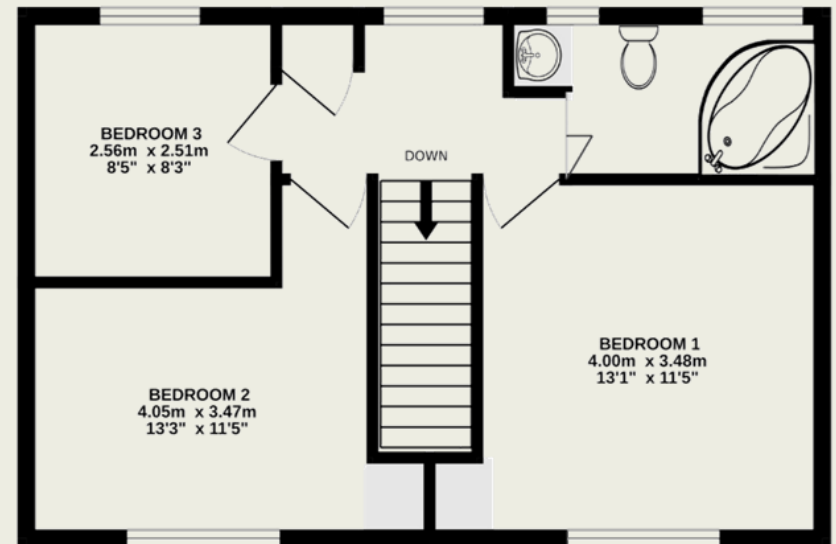
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GROUND FLOOR  
44.3 sq.m. (477 sq.ft.) approx.



1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 86.2 sq.m. (928 sq.ft.) approx.

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