



3 Bedrooms



1 Bathroom



1 Reception Room



On-Street



Landscaped Garden



EPC Band C

Council Tax

Band C: £2,080.09 2025/26

Local Authority

Dacorum



**Parkfield, Markyate, St Albans, AL3**  
**Guide Price £450,000 Freehold**



## Parkfield, Markyate, St Albans, AL3

Excellent three bedroom terraced property with good size garden, located close to amenities.

- 🏡 • Convenient Location Close to Amenities
- 🏡 • Within Catchment Area for Good Schools
- 🏡 • Well Presented Throughout
- 🏡 • Close to Excellent Transport Links
- 🏡 • Three Bedrooms
- 🏡 • Large Kitchen/Diner
- 🏡 • Front and Rear Gardens

### Description

This delightful home has been lovingly improved by the current owners and is situated in a quiet road within walking distance of the village centre.

This spacious home is set back from the road with front garden and raised steps leading to the entrance. A welcoming hallway gives access to the ground floor accommodation which includes a large dual aspect living room with feature fireplace and patio doors leading out to the garden. A generous kitchen/diner overlooks the rear garden and is fitted with a stylish range of units with integrated eye-level oven and central island, there are two external doors leading out to both the front and rear.

Upstairs there are three bedrooms (two doubles and a single) served by a refitted tiled bathroom.

Outside the generous rear garden is attractively landscaped on three levels with patio, sun deck and lawn. A particular feature of the property is the large timber summerhouse which is fitted with electrics and makes an ideal home office or play room.

### Location

Parkfield is a residential turning situated close to the village High Street and open countryside with idyllic walks and a good selection of amenities including pubs, restaurants and shops that cater for daily needs. Markyate has excellent transport links and is within close proximity to the M1 and M25 motorways, Luton Airport and fast efficient rail links into St Pancras from nearby Harpenden and St. Albans.

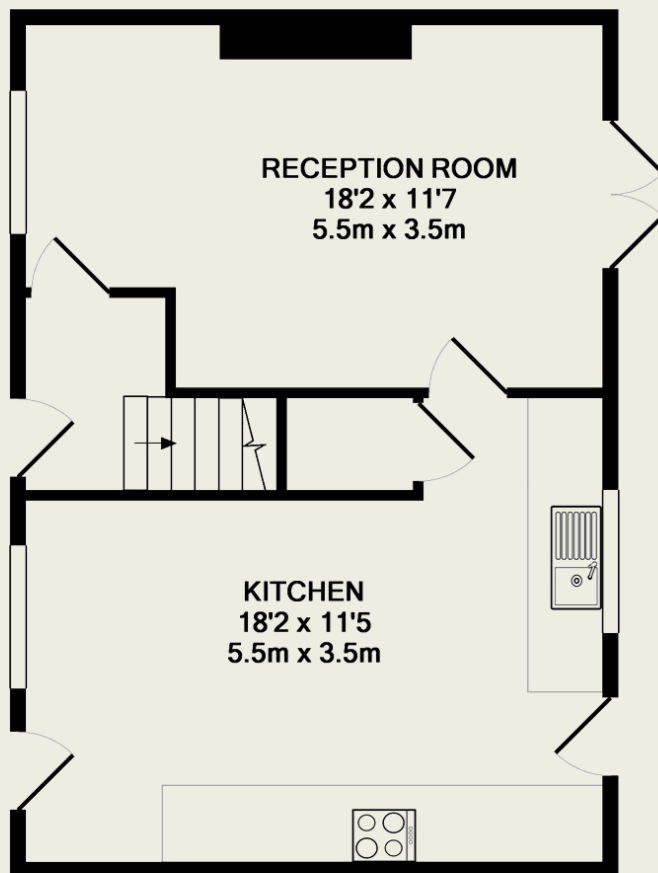




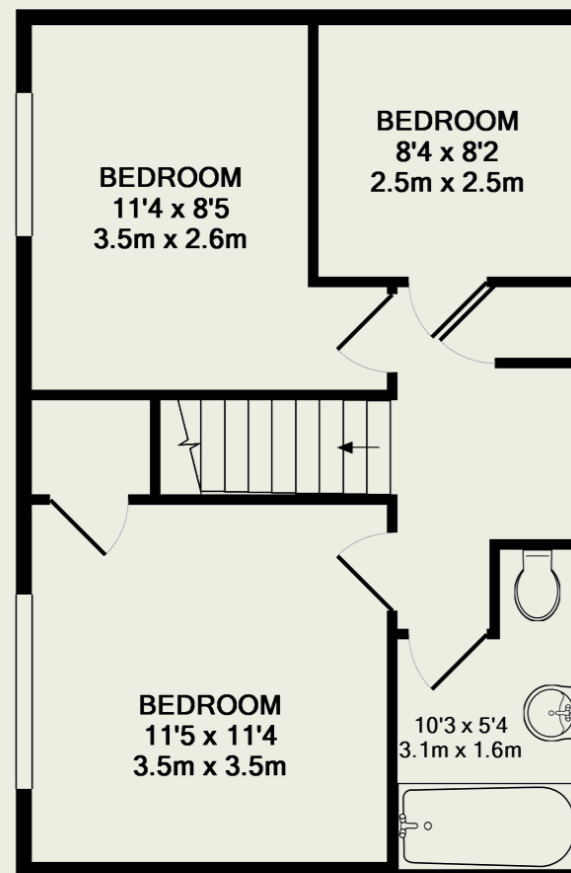


#### Important Information

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GROUND FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.