



4 Bedrooms



2 Bath/Shower Rooms



3 Reception Rooms



Garage



145ft



EPC Band E

Council Tax
Band: G £3,719.16
April 24/March 25
Local Authority
Dacorum

Pickford Road, Markyate, AL3 8RL
Offers in excess of £800,000 Freehold

Pickford Road, Markyate

Superb opportunity to acquire an extended four bedroom detached home in need of some modernisation. The property boasts over 2000 sq ft and is a short walk from amenities.

- Four Bedroom Detached House
- Ensuite to the Principal Bedroom
- Village Location
- Generous Plot
- Close to Open Countryside
- Walking to Local Schools
- Parking for Several Cars

Description

The property is situated on a generous plot with gardens to both front and rear.

The front garden measures approximately 60ft with lawned area to one side, driveway providing ample parking for several cars and a detached garage.

The ground floor accommodation includes entrance hall leading to a large living room with feature fireplace, fitted kitchen with a separate utility room, games room and additional snug. Upstairs there are four generously sized bedrooms with built in wardrobes to the principal along with ensuite shower room and a family bathroom.

Outside to the rear there is a patio area leading to a mature garden that is laid to lawn and is approximately 145 ft in length.

Location

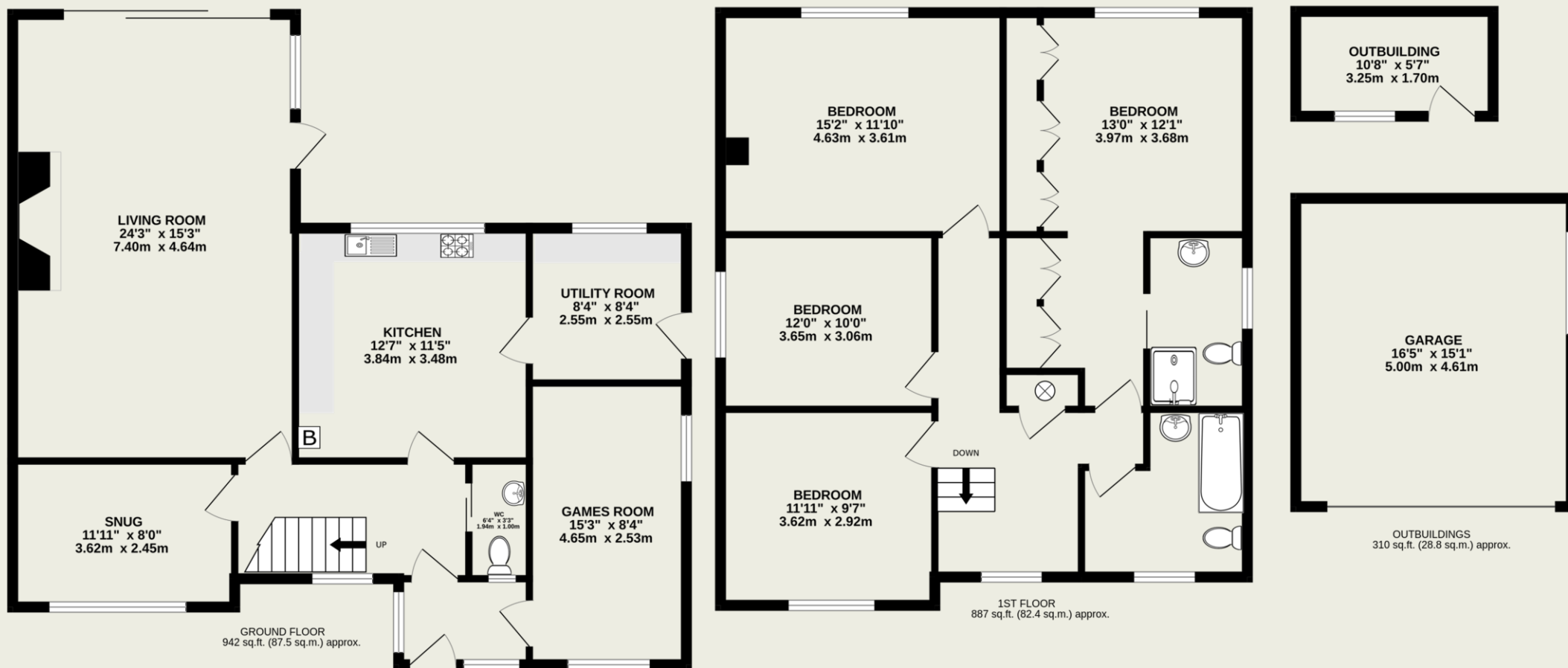
Pickford Road is a sought-after location situated just off Markyate High Street which provides for everyday needs including highly regarded village school, local pubs and a range of shops and restaurants. Peggy's Field playground is also close to the house. The larger towns of Harpenden and St Albans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





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.



TOTAL FLOOR AREA : 2139 sq.ft. (198.7 sq.m.) approx.

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