



3 Bedrooms



2 Bath/Shower Room



1 Reception Room,  
Conservatory + Study



Off-Street Parking



Private Rear Garden



EPC Band D

Council Tax

Band D: £2,340.09 2025/26

Local Authority  
Dacorum Council

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Long Meadow, Markyate, St. Albans, AL3 8JW  
Guide Price £450,000 Freehold



## Long Meadow, Markyate, AL3 8JW

A spacious three bedroom end of terrace home situated in this quiet cul de sac but within walking distance to amenities.

- 🏡 Spacious three-bedroom home
- 🏡 Quiet cul-de-sac close to amenities
- 🏡 Private South Westerly Garden
- 🏡 Large living/dining room and conservatory
- 🏡 Study/Guest bedroom
- 🏡 Downstairs shower room and family bathroom
- 🏡 Off Street Parking

### Description

This excellent village home is well located and offers generous and flexible accommodation with the potential to extend at the rear (subject to the necessary consents).

The property has been previously extended and offers a useful study/guest room, utility room and downstairs shower to the front and a good sized fitted kitchen with two double ovens and hobs. Across the back of the property the living room offers plenty of space to relax and dine and is further complemented by a full width brick-built conservatory which opens out to the rear garden and additional door to the side access. Upstairs there are three good size bedrooms all capable of fitting double beds, served by a modern tiled bathroom.

Outside to the front a block paved driveway provides off-street parking. The rear garden is fully enclosed and mainly laid to lawn with a patio seating area adjacent to the rear of the house. At the end of the garden is a hardstanding area with a timber shed offering additional storage.

NB. Pursuant to the 1979 Estate Agency act we are duty bound to advise you that this property is owned by an employee of Ashtons Estate Agents.

### Location

Long Meadow is situated a short walk from the High Street amenities, which provide for everyday needs, including local pubs and a range of shops and restaurants. The highly regarded Markyate Infant and Junior School is also just a short walk away. The larger town of Harpenden and the historic City of St Albans are a short drive away and offer fast and efficient rail links into London and excellent amenities. M1 Junction 9 and London Luton Airport are within easy reach.



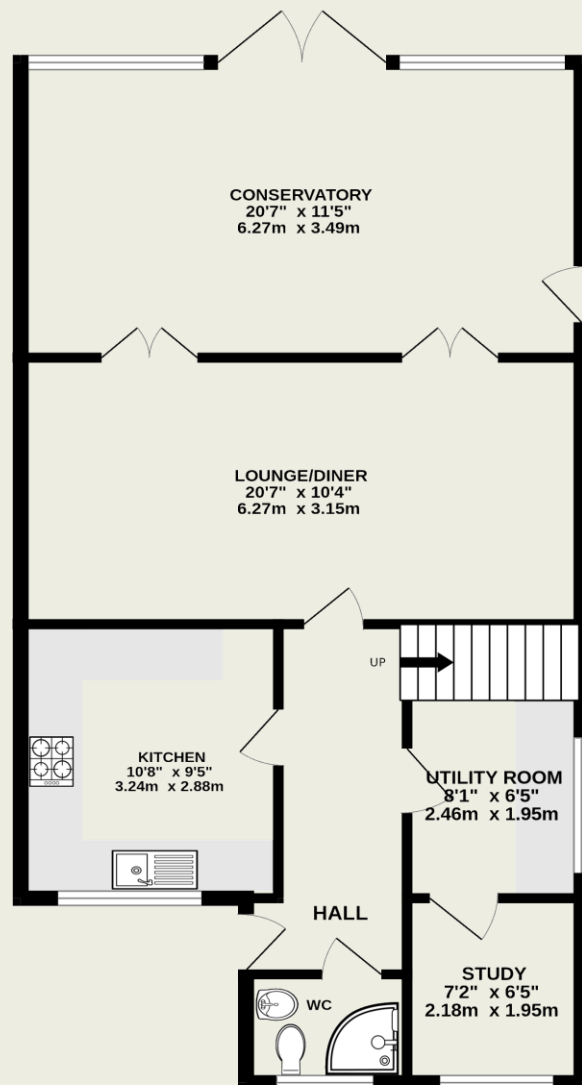




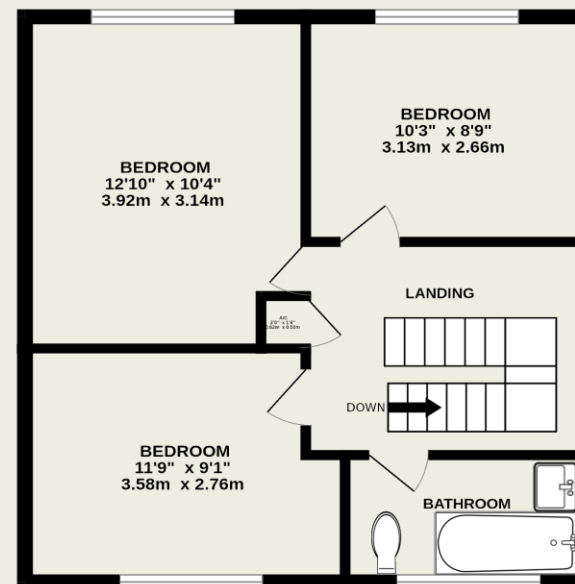
#### Important Information

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.

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



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



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.

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