



2 Bedrooms



1 Bath/Shower Room + WC



1 Reception Room



Off-Street Parking



Private Garden



EPC Band C

Council Tax

Band D: £2,340.09 2025/26

Local Authority  
Dacorum Council



**George Street, Markyate, St. Albans, AL3**  
**Guide Price £435,000 Freehold**



## George Street, Markyate, St. Albans, AL3

Delightful two bedroom village home with off street parking and private garden, close to local amenities with potential to extend (STPP).

- 🏡 Modern two bedroom village home
- 🏡 Ideal buy-to-let purchase
- 🏡 Potential to extend to the side (STPP)
- 🏡 Short walk to village amenities
- 🏡 Living/Dining room
- 🏡 Fitted kitchen and bathroom
- 🏡 Off-street parking

### Description

This sought after village home was built in 2015. The property has potential to extend and a photo of the proposed extension is below.

The property offers excellent accommodation for a couple and is finished to a high standard. To the side a block paved driveway provides off street parking for two cars. An attractive hallway with stairs up to the first floor gives access to a modern fully fitted kitchen with a stylish range of cream units with integrated appliances. A good size living room with wood flooring benefits from French doors leading out to the garden. A guest cloakroom completes the ground floor.

Upstairs there are two bedrooms. The principal bedroom has a useful storage cupboard. Both bedrooms are served by a fully tiled bathroom with built-in three-piece suite and shower with screen over the bath.

Outside the rear garden measures approximately 35ft in depth and is mainly laid to lawn with a patio seating area adjacent to the rear of the house.

### Location

Located near the High Street in Markyate, a picturesque village in Hertfordshire with excellent local amenities. Conveniently located for the M1 and M25 motorways and Luton Airport with easy access to efficient rail links and wider amenities at nearby Harpenden and St.Albans.

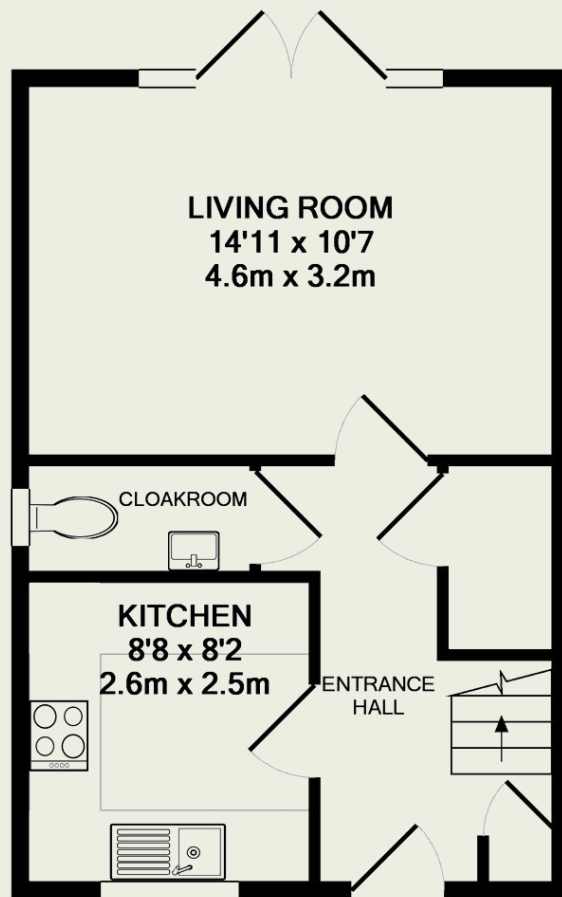




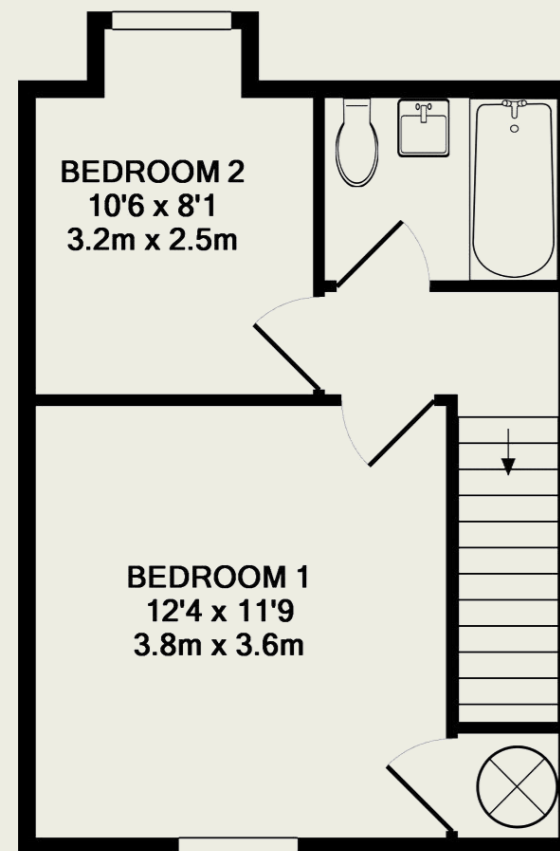


#### Important Information

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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

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