



Connells

Buckwood Road
Markyate St. Albans



Property Description

A THREE BEDROOM, TWO BATHROOM SEMI DETACHED TOWN HOUSE, which is well positioned and forms part of a small development, located off Buckwood Road in the heart of the village of Markyate, close to Markyate Village School and the local amenities on the High Street.

The property was constructed in 2004 and offers spacious living accommodation, together with a modern open plan fitted Kitchen with Siemens integrated appliances, modern bathroom suites and a private courtyard style garden.

Internal viewing is strictly by appointment only through Connells Harpenden.

Front Porch

Tiled front porch with front door leading to:

Entrance Hall

Engineered oak flooring. Stairs leading upto First Floor Landing. LED ceiling spotlights. Oak door leading to Guest Cloakroom and glazed oak framed door leading to Lounge/Dining Room.

Guest Cloakroom

Modern white suite comprising Low level WC. Vanity wash hand basin with mixer tap, pop up waste and tiled splashback. Obscure double glazed windows to front. LED ceiling spotlights. Engineered oak flooring. Radiator. Extractor fan.

Lounge / Dining Room

17' x 14' 2" (5.18m x 4.32m)

Engineered oak flooring. Coved cornices. Radiator. Double glazed picture window and door leading to Rear Garden. Built-in storage cupboard. Opening onto:

Kitchen

10' 8" x 7' 4" (3.25m x 2.24m)

Extensive range of white gloss fronted fitted wall and floor units with contrasting beach worktop surfaces, metro style tiled splashbacks and under counter sink unit with mixer tap. Siemens gas five ring hob with brushed stainless steel cookerhood above. Siemens eye level oven and combination microwave above. Integrated fridge/freezer, dishwasher and washing machine. Cupboard concealing Potterton gas fired central heating boiler. Double glazed windows to front. Coved cornices. LED ceiling spotlights. Engineered oak flooring.

First Floor Landing

Doors leading to Family Bathroom, Bedrooms 2 and 3.

Bedroom 2

14' 2" x 9' 1" (4.32m x 2.77m)

Double glazed windows to rear. Radiator.

Bedroom 3

14' 2" x 7' 5" (4.32m x 2.26m)

Double glazed windows to front. Radiator.

Family Bathroom

Modern white suite comprising; large tiled shower area with contrasting mosaic style tiled floor area, overhead shower unit, additional height adjustable shower and glazed shower screen. Panelled spa bath with mixer tap, height adjustable shower unit and glazed shower screen. Vanity wash hand basin with mixer tap and pop up waste. Low level WC. Tiled walls and flooring. Obscure double glazed windows to side. LED ceiling spotlights. Chrome heated towel rail. Extractor fan.

Second Floor Landing

Door leading to:

Principle Bedroom Suite

13' 1" max x 10' 10" plus recess (3.99m max x 3.30m plus recess)

Built-in wardrobes. Double glazed windows to front. provision for wall mounted television. Radiator. Opening onto:

Ensuite Dressing Area

8' 2" x 3' 3" + robes & recess (2.49m x 0.99m + robes & recess)

Fitted wardrobes. Recess for an additional wardrobe. Skylight window to rear. Door leading to:

Ensuite Shower Room

8' 2" x 3' 3" plus wardrobes & recess (2.49m x 0.99m plus wardrobes & recess)

Modern suite comprising; shower cubicle with overhead shower unit, additional height adjustable shower and glazed shower screen. Vanity wash hand basin. Low level WC with concealed cistern.. Part tiled walls and flooring. Chrome heated towel rail. Extractor fan.

Exterior

Rear Garden

27' x 18' (8.23m x 5.49m)

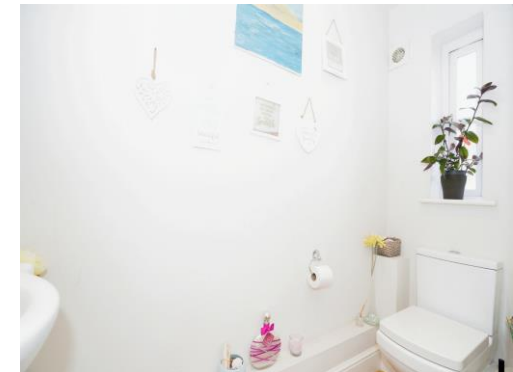
Private rear garden with brick wall boundary to rear and side. Paved patio leading onto lawn area. External powerpoints, lighting and tap. Gated side access.

Parking

Two allocated parking bays to front of property.

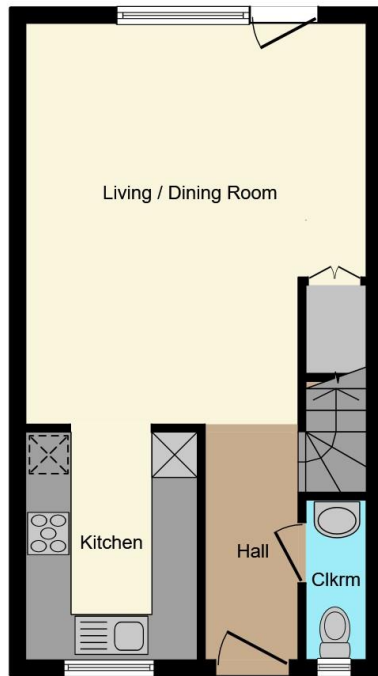
Local Authority

Dacorum Borough Council - Council Tax Band E.

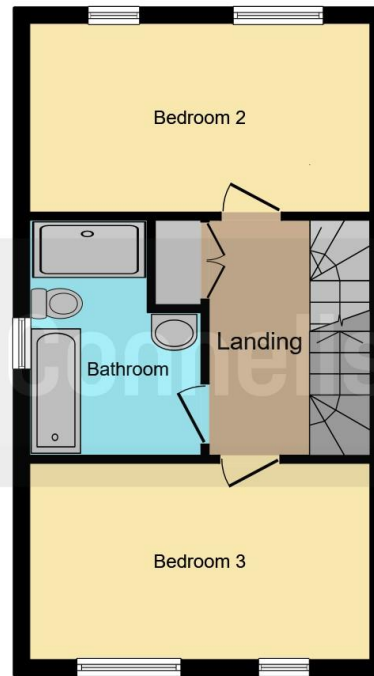




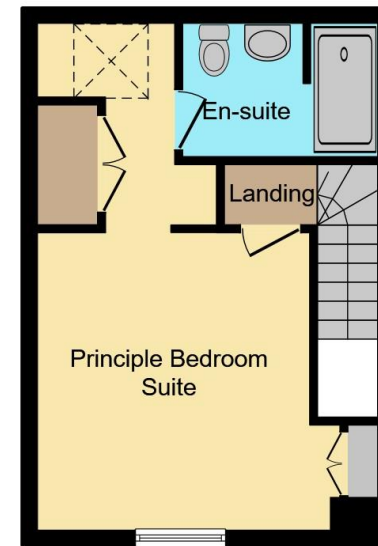




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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