



Connells

Roman Way
Markyate St. Albans



Property Description

A beautifully presented 3-bedroom mid-terraced family home in the popular village of Markyate. The property offers a generous entrance hall, large 26ft lounge, kitchen & breakfast room and a ground floor bathroom. On the first floor there are 3 double bedrooms and a shower room. Outside offers a front garden mainly laid to lawn and a rear garden again mainly laid to lawn with a rear access gate leading to the car park. The property further benefits from being offered on a chain free basis.

Entrance Hall

13' 9" x 5' 6" (4.19m x 1.68m)

Generous entrance hall with stairs to first floor, storage cupboard and a radiator

Lounge

26' 1" x 16' 1" (7.95m x 4.90m)

Large lounge with dual aspect windows overlooking the garden, patio doors and a radiator

Kitchen & Breakfast Room

11' 6" x 12' 5" (3.51m x 3.78m)

Modern kitchen and breakfast room with windows overlooking the front of the property, with a range of eye level and base units with contrasting worksurfaces and tiled splash back. There is a handy breakfast bar area, integrated oven, grill, extractor and hob, washing machine and dish washer. There is a good-sized storage cupboard.

Ground Floor Bathroom

9' 3" x 5' 9" (2.82m x 1.75m)

Stunning modern bathroom with freestanding single ended slipper bath, walk-in shower, vanity hand wash basin, electric mirror, heated towel rail and a low-level flush WC

First Floor

Landing

17' 4" x 5' 6" (5.28m x 1.68m)

Generous sized landing with window to front, storage cupboard and access to loft

Bedroom 1

14' 2" x 10' 2" (4.32m x 3.10m)

Large double bedroom with windows overlooking the garden and a radiator

Bedroom 2

11' 9" x 9' 10" (3.58m x 3.00m)

Another good-sized double bedroom with windows overlooking rear garden, storage cupboard and a radiator

Bedroom 3

10' 6" x 11' 9" (3.20m x 3.58m)

A lovely double bedroom with windows to side and a radiator

Shower Room

9' 3" x 5' 10" (2.82m x 1.78m)

A stunning modern bathroom with walk-in shower, vanity hand wash basin, heated towel rail and a low-level flush WC

Outside

To the front of the property is a garden mainly laid to lawn with a paved patio leading to front door. To the rear is a good-sized garden mainly laid to lawn with a paved patio area ideal for entertaining, a shed to remain and a side access gate leading to the car park









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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EPC Rating: Awaited

Tenure: Freehold

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