



Connells

Buckwood Road
Markyate St. Albans



Property Description

A well-presented 3-bedroom, two-bathroom semi-detached town house situated in a good positioned and forming part of a small development, located off the High Street in the heart of the village of Markyate, local schooling and amenities.

The property was constructed in 2004 and offers a porch entrance, entrance hall, a modern open plan fitted kitchen with Siemens integrated appliances, open plan lounge, 3 double bedrooms, 2 modern bath/shower rooms 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 up to 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 a Low-level WC, vanity wash hand basin with mixer taps, pop up waste and tiled splashback. Obscure double-glazed windows to front, LED ceiling.

spotlights, engineered oak flooring, radiator, and 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 beech worktop surfaces, metro style tiled splashbacks and under counter sink unit with mixer tap. Siemens gas five ring hob with brushed stainless steel cooker hood 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 a 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 taps, 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:

Principal Bedroom Suite

13' 1" Max x 10' 10" Max (3.99m Max x 3.30m Max)

Built-in wardrobes. Double glazed windows to front. provision for wall mounted television.

Radiator. Opening onto:

Ensuite Dressing Area

8' 2" x 3' 3" (2.49m x 0.99m)

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

Ensuite Shower Room

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.

Outside

Rear Garden

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

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

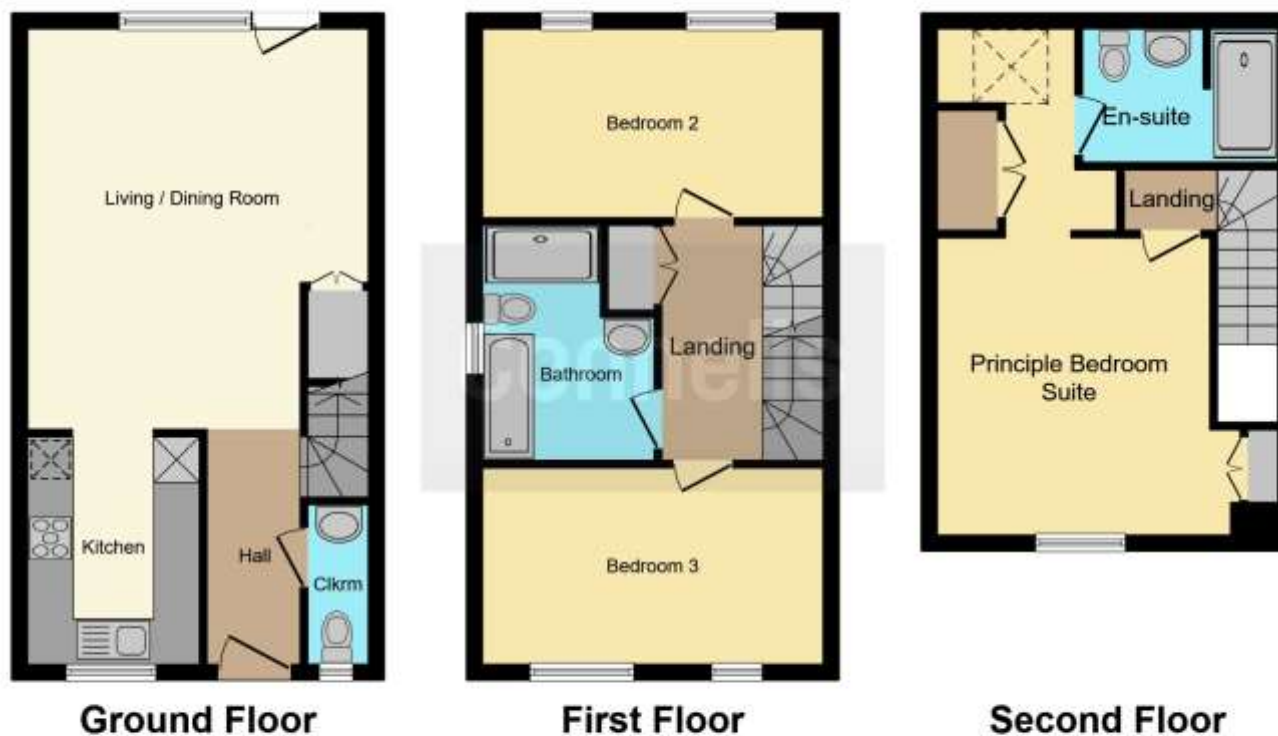
Parking

Two allocated parking bays to front of property.









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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T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: Awaited

Tenure: Freehold

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