



Connells

Humbers Hoe
Markyate St. Albans



Property Description

A simply stunning example of a modern three-bedroom semi-detached family home, situated within a quiet courtyard setting built to a very high specification throughout. Offering well balanced accommodation throughout and located to the northern fringe of Markyate giving easy access to major roads and the M1 at Junction 9. A bright and airy property with the benefit of a family bathroom, ensuite and a luxury fitted kitchen/breakfast room to the front. There is also further potential to extend into the loft (subject to planning permission).

Entrance Hallway

Amtico flooring, stairs leading to first floor

Cloakroom

Lounge / Dining Room

Irregular Shaped Room 18' x 15' 5" (5.49m x 4.70m)

L shaped in design, with two radiators, with window to rear aspect, French doors leading to garden, telephone point, Large single storage cupboard under stairs

Kitchen / Breakfast Room

11' 2" x 10' 6" (3.40m x 3.20m)

Luxury fitted with Amtico flooring, Integrated dishwasher and washing machine, built in fridge freezer, double oven and gas hob, spotlighting, window to front aspect.

Landing

Stairs from hallway, window to side aspect, loft access, airing cupboard.

Bedroom One

Irregular Shaped Room 12' 8" maximum x 11' 1" narrows to 9'5 (3.86m maximum x 3.38m)

Window to rear aspect, radiator

Ensuite

Luxury white suite comprising of, WHB, LLWC, part tiled walls, shower cubicle, shaver point, heated towel rail, spotlighting.

Bedroom Two

10' 7" x 10' (3.23m x 3.05m)

Built in double wardrobe, radiator, telephone appointment, window to rear aspect.

Bedroom Three

9' 4" x 7' 3" (2.84m x 2.21m)

Window to rear aspect, radiator.

Loft

Part boarded with loft ladder and lighting.

Rear Garden

Mostly laid to lawn, fully fenced and enclosed and unoverlooked to the rear.

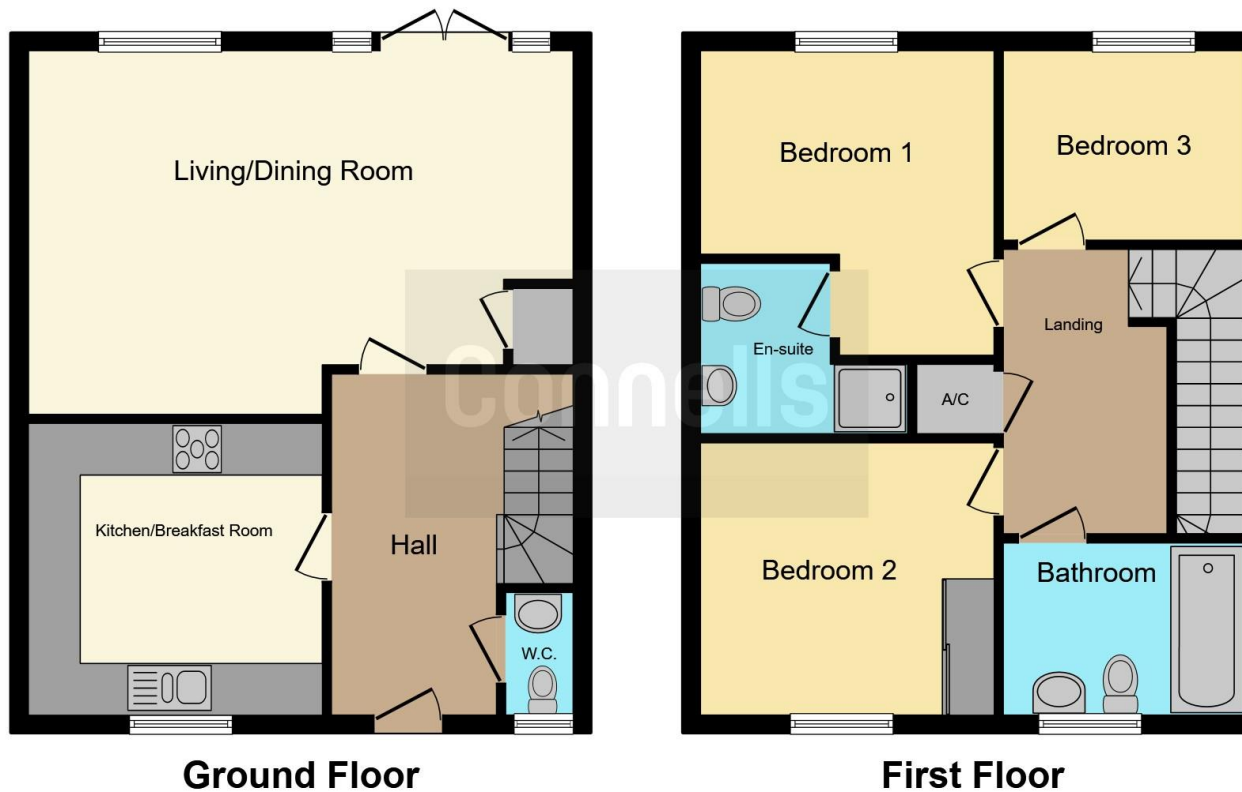
Garage

Up and over door, pitched roof ideal for extra storage.









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: B Council Tax
 Band: E

Tenure: Freehold

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