

100 Markyate Road

Slip End, LU1 4BX

Currently under construction, this brand new detached residence with an impressive specification and skilfully planned accommodation on three floors. Notable features include a superb kitchen/Lounge/Dining room measuring 30'3 x 22'11 and principle bedroom suite which forms the entire second floor and enjoys far reaching countryside views.

Guide price £865,000

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- Brand new detached residence with a generously proportioned accommodation
- Storm porch (to be constructed), Cloakroom, study and separate snug
- Porcelain floor tiling and underfloor heating to ground floor, radiators to 1st and second floor, electric heat mats to bathrooms
- Impressive kitchen/Lounge/Dining Room with Bi-fold doors to rear and an adjoining utility room.
- 4 first floor bedrooms, two of which have en suite bathrooms and a separate family bathroom
- Assumed EPC rating B, the rating will be confirmed in due course
- Tasteful fitted kitchen with charcoal storage units, stone worktops, integrated AEG ovens, induction hob, fridge/freezer,, dishwasher and chimney extractor
- The second floor is dedicated to the principal bedroom suite , with walk-in dressing room and stunning bathroom

GROUND FLOOR

Entrance Hall

Cloakroom

Study

10'6 x 7'6 (3.20m x 2.29m)

Snug

9'7 x 8'7 (2.92m x 2.62m)

Kitchen/Lounge/Dining Room

30'3 x 22'11 (9.22m x 6.99m)

Utility Room

FIRST FLOOR

Landing

Bedroom Two

12'4 x 11'10 (3.76m x 3.61m)

En Suite Shower Room

Bedroom Three

11'1 x 11' (3.38m x 3.35m)

En Suite Shower Room

Bedroom Four

11'2 x 8'8 (3.40m x 2.64m)

Bedroom Five

11'3 x 7'11 (3.43m x 2.41m)

Family Bathroom

SECOND FLOOR

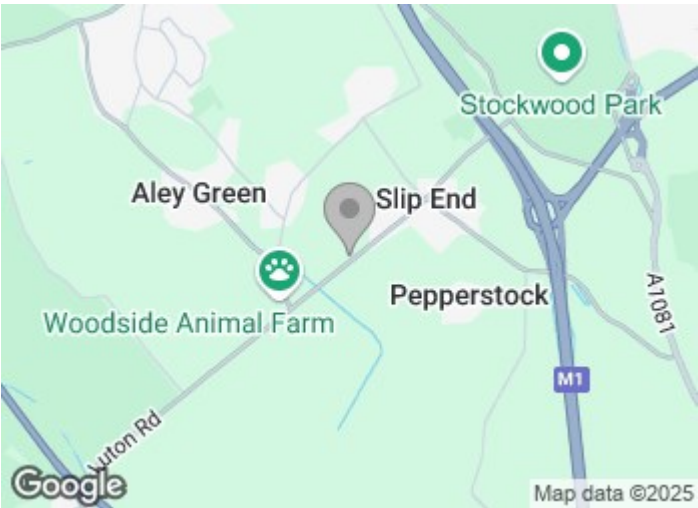
Principal Bedroom

27'4 x 14'3 (8.33m x 4.34m)

Dressing Room

12'4 x 8'8 (3.76m x 2.64m)

En Suite Bathroom



Directions



Markyate Road

Approximate Gross Internal Area = 230.9 sq m / 2485 sq ft
(Excluding Reduced Headroom)
Reduced Headroom = 13 sq m / 140 sq ft
Total = 243.9 sq m / 2625 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1137879)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		