



## 1 Manse Court

Markyate, AL3 8NH

Set in this friendly Hertfordshire village, this skilfully extended semi-detached house with a stunning interior and an attractive landscaped garden. Notable features include an extension to the rear which has facilitated the creation of an impressive open-plan family/dining/kitchen area with glass doors to a veranda. On the first floor there are 3 bedrooms service by a well equipped bathroom with separate bath and shower enclosure.

**Guide price £485,000**

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- Extended end terrace house with impressive interior
- Three bedrooms and tasteful 4 piece bathroom
- The village offers a range of amenities such as local shops, Post Office, pub/restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling nearby.
- Beautiful open plan kitchen/dining/family room with vaulted ceiling incorporating skylights
- Landscaped rear garden with raised veranda
- M1 junction 9 (1.7 miles), Harpenden Station (6.4 miles) Luton Airport Parkway (6.9 miles)
- Well fitted kitchen area with granite work surfaces and breakfast bar
- Garage in a separate block and shared residence parking area

### GROUND FLOOR

#### Lobby

#### Entrance Hall

#### Cloakroom WC

#### Living Room

13'2 x 13'1 (4.01m x 3.99m)

#### Kitchen/Dining/Family Room

19'5 max x 17'11 max (5.92m max x 5.46m max)

#### Bedroom Two

11'4 x 10'3 (3.45m x 3.12m)

#### Bedroom Three

9'10 x 7'6 (3.00m x 2.29m)

#### Bathroom

#### EXTERNALLY

#### Landscaped Rear Garden

#### Garage En Bloc

### FIRST FLOOR

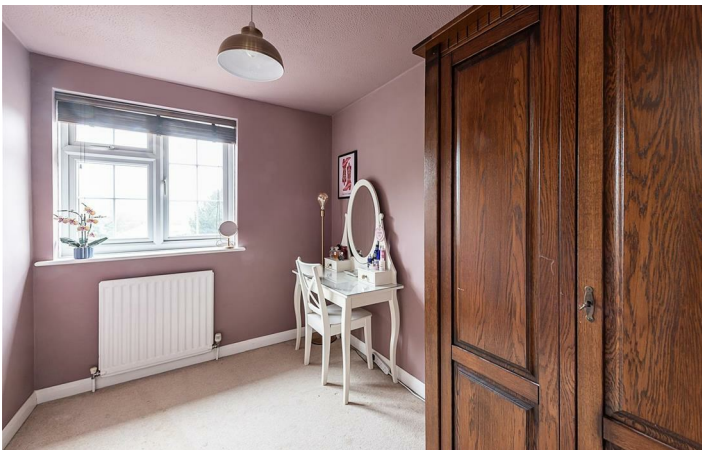
#### Landing

#### Bedroom One

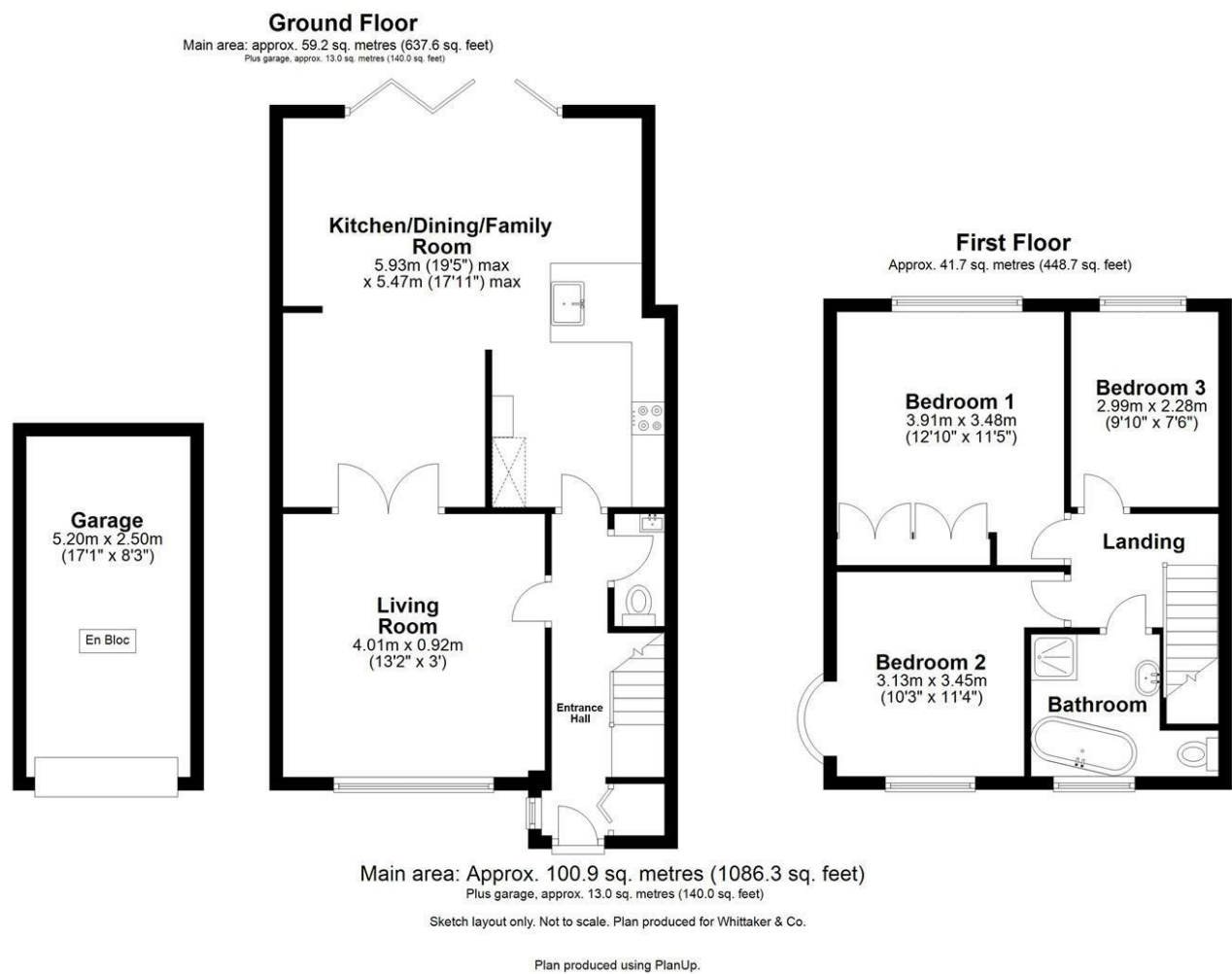
12'10 x 11'5 (3.91m x 3.48m)







Floor Plan



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