

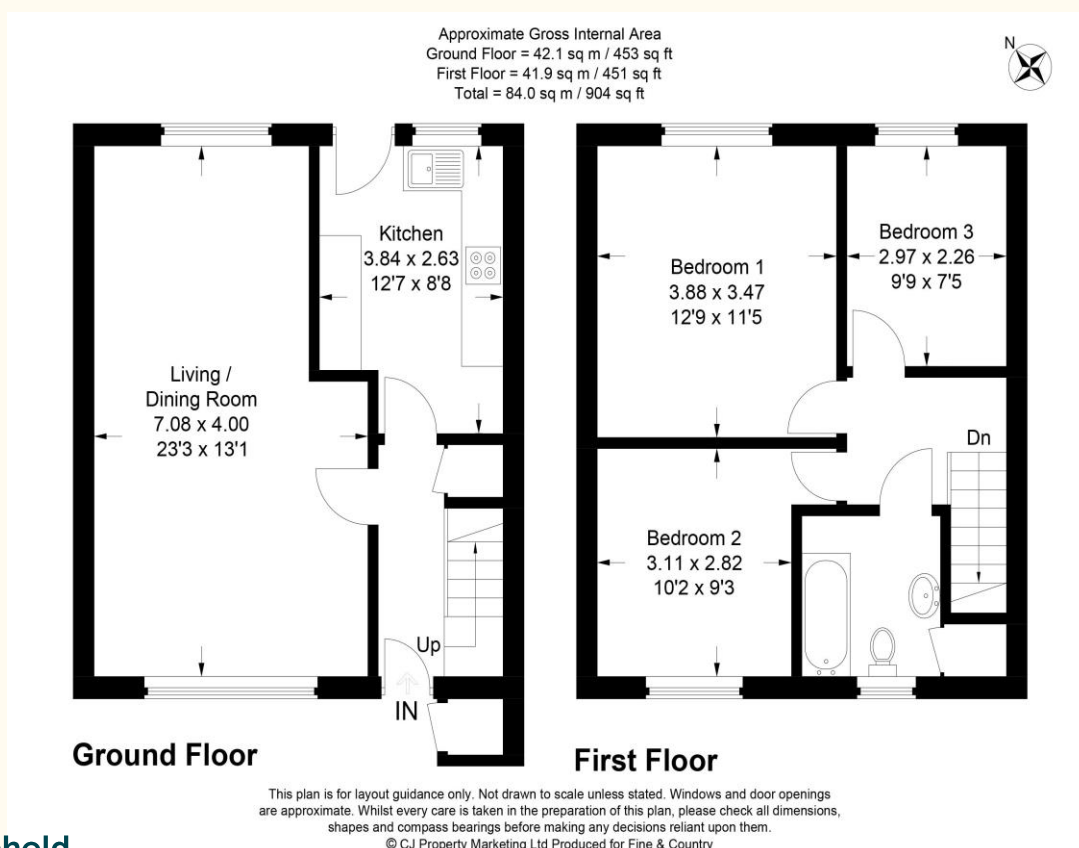


25 Farrer Top | Markyate  
£415,000

Town & Country

- Modern Three Bedroom Family Home & No Chain
- Spacious Sitting/Dining Room
- Separate Kitchen
- Family Bathroom
- Enclosed Rear Garden
- Allocated Garage en Block
- Sought After Cul-de-Sac Location
- Walking Distance to High Street Amenities
- Desirable Hertfordshire Village Location

A spacious and well presented three bedroom family home situated within a sought after cul-de-sac location in the desirable Hertfordshire village of Markyate, offered for sale with no onward chain. Located with the popular cul-de-sac location of Farrer Top, this well presented and delightful modern family home offers spacious accommodation throughout with a bright and airy dual aspect sitting/dining room reaching over 23ft. in length, three generous sized bedrooms, and good sized rear garden. Farrer Top itself is well positioned within easy walking distance to the historic Hertfordshire village High Street of Markyate and provides a range of local amenities such as local shops, Post Office, pub/restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling nearby. Markyate also offers excellent transport links to London with the M1 Junction 9 approximately 2 miles, and an efficient rail service from Harpenden to St. Pancraas in under 30 minutes, making it a convenient location to commute to the capital or explore the wider area. Entering this family home, a welcoming entrance hall leads through to a good sized dual aspect sitting/dining room, a great space for families to come together whilst enjoying views out to the rear garden. To the rear of the dining



**Tenure: Freehold**

**EPC Rating: C**

**Council Tax Band: D**

**Local Authority:**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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