



5 London Road | Markyate | Hertfordshire | AL3 8JL

Town & Country

A spacious three bedroom semi detached family home with double storey side extension permission granted, situated within the Hertfordshire village of Markyate with no onward chain.

Located along London Road, Markyate, this three bedroom semi detached family home offers generous living accommodation throughout, and has planning permission granted for a double storey side extension providing additional accommodation, and by converting the loft creates an excellent opportunity for a five/six bedroom family home.

The property is within easy walking distance to Markyate's historic village High Street which offers a range of local amenities such as local shops, Post Office, cafe, restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling in the village. Markyate also offers excellent transport links to London with the M1 Junction 9 approx. 2 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.

Entering this family home, a light and airy entrance hall leads through to a generous sized sitting room to the front of the property. An opening to the rear of the sitting room leads through to an open plan kitchen/dining room with doors opening out to a good-size conservatory. The kitchen is fitted with a range of base and wall mounted units with roll top surfaces, and space for white goods.

To the first floor landing are three good-sized bedrooms, and a fitted family bathroom. The master bedroom and second bedrooms are both good-sized double bedrooms, whilst the third bedroom is also a generous size. The family bathroom comprises of a vanity wash hand basin with storage, low-level W.C, and a large corner shaped panelled bath with shower attached above. The loft space can be converted into a fourth bedroom adding further value to the property.

Externally, to the front, the property is approached via a driveway providing off-road parking for two/three vehicles, plus a small lawned/shrub area. A single garage to the side of the property offers a rear door leading to the rear garden. Additional access via the conservatory leads out to a lawn/decking area which is ideal for entertaining. The decked area towards the rear also leads to a garden room perfect for a home office.



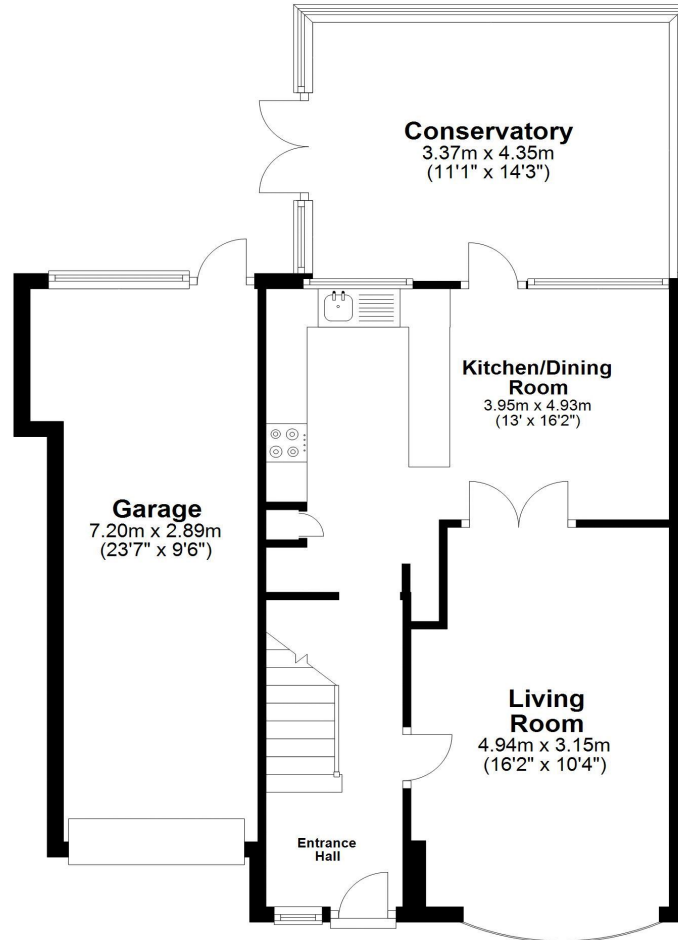
- Semi Detached Family Home with No Chain
- Planning Permission Granted for Double Storey Side Extension
- Three Generous Sized Bedrooms with option to extend to 5/6 bedrooms
- Spacious Sitting Room
- Open Plan Kitchen/Dining Room
- Enclosed Rear Garden With Decked Area
- Detached Home Office/Gym
- Driveway & Single Garage
- Walking Distance To Village Amenities
- Excellent Nearby Road & Rail Links To London



Tenure: Freehold
EPC Rating: E
Council Tax Band: D
Local Authority: Dacorum

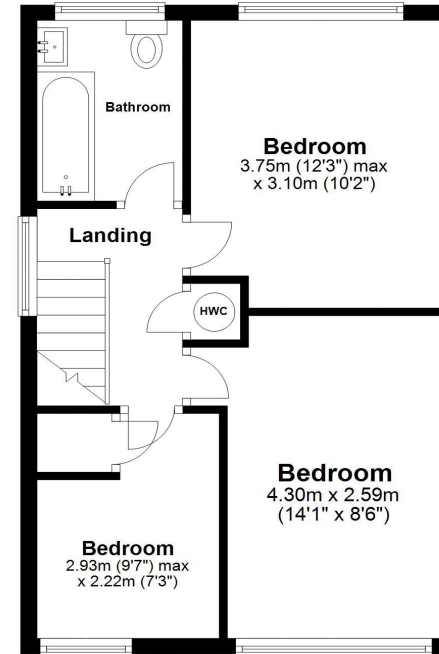
Ground Floor

Approx. 73.6 sq. metres (792.5 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 113.5 sq. metres (1221.9 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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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