



7 Roman Way | Markyate | Hertfordshire | AL3
8NY
£400,000

Town & Country

An extended and refurbished three double bedroom family home ideal for first time buyers or investors, situated in the heart of the historic Hertfordshire village of Markyate.

Presented to a high standard throughout, this three double bedroom family home has undergone extensive renovations by the current owners to includes refurbished kitchen/breakfast room, an extended sitting/dining room reaching over 26ft. in length, a refitted family bathroom and a refitted first floor shower room, and features three generous sized double bedrooms. Roman Way is within walking distance to Markyate High Street which offers a variety of local amenities nearby including local shops, Post Office, pub/restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling nearby. The historic Hertfordshire village of Makyate also offers excellent transport links to London with the M11 Junction 9 approximately 2 miles away, and an efficient rail service from either Luton Parkway or Harpenden to St. Pancras in under 30 minutes, making it a convenient location to commute to the capital or exploring the wider area.

Entering this refurbished family home, a welcoming entrance hall leads to a newly fitted kitchen/breakfast room comprising of a range of base and wall mounted units, integral double oven with electric hob and extractor above, integrated dishwasher and washing machine, space for a fridge/freezer, and a breakfast bar. To the rear of the groundfloor is an extended sitting/dining room which reaches over 26ft. in length and features a raised ceiling with a Velux window creating a light and airy space to enjoy. The groundfloor is complete with a newly refitted family bathroom fitted with floor to ceiling tiles, low level W.C, vanity wash hand basin with storage under, a separate shower cubicle, and a free standing bath, perfect to relax and unwind.

Stairs from the entrance hall rise to the first floor landing and leads to three double sized bedrooms and a refitted shower room. The master bedroom is a spacious double bedroom located to the rear of the first floor and overlooks the private rear garden, whilst both bedroom two and three are generous sized double bedrooms, both benefiting from built in storage for added convenience. The first floor shower room has been refurbished to a high standard matching the finish to the ground floor family bathroom, and comprises of floor to ceiling tiles, low level W.C, vanity wash hand basin with storage under, and. a separate shower cubicle.

Externally, this family home is approached from Roman way where residents parking can be found nearby, and a pathway from the Roman Way leads to the main entrance. Access via double doors off the sitting/dining room opens onto a private low maintenance rear garden. A patio area creates the ideal space to enjoy al-fresco dining with friends and family, and enjoys views over the lawned rear garden. Steps from the patio area rise to the main garden laid to lawn that is bordered with fenced boundaries, and gated access to the rear of the garden.



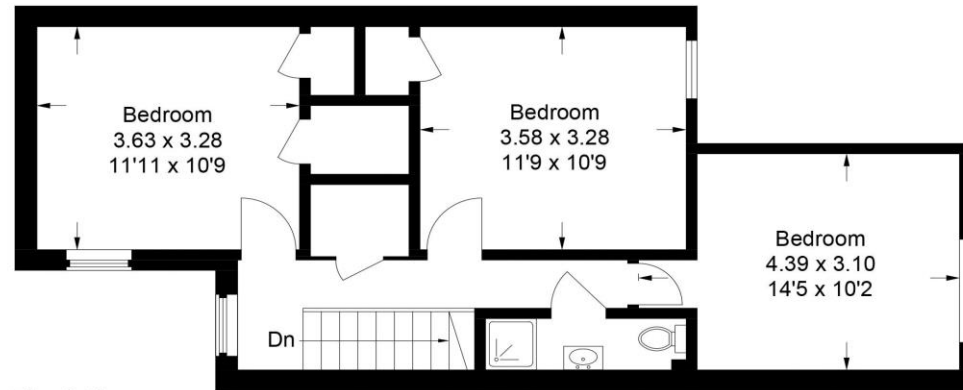
- Extended and Fully Refurbished Family Home
- Three Generous Double Bedrooms
- Fully Refurbished Kitchen/Breakfast Room
- Extended Sitting/Dining Room Reaching Over 26ft.
- Refitted Four Piece Suite Family Bathroom
- Refitted Three Piece Suite Shower Room
- Private Low Maintenance Rear Garden
- Ideal for First Time Buyers or Investors
- Desirable Hertfordshire Village Location
- Excellent Transport Links to London Nearby

Additional Information

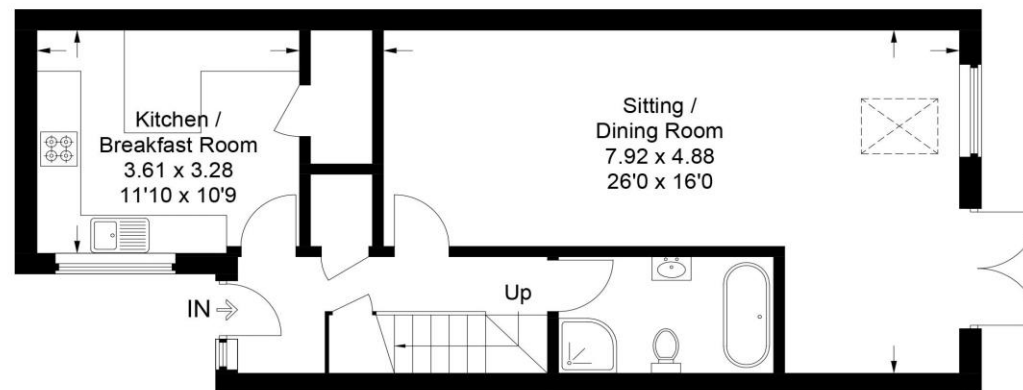
- Tenure: Freehold
- Gas, Mains Water, Electricity
- EPC Rating: Band C
- Council Tax: Band C
- Local Authority: Dacorum Borough Council



Approximate Gross Internal Area
Ground Floor = 58.8 sq m / 633 sq ft
First Floor = 51.5 sq m / 554 sq ft
Total = 110.3 sq m / 1,187 sq ft



First Floor



Ground Floor

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.

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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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