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Roman Way  
Markyate | Hertfordshire



# 33 Roman Way

## Markyate

### Hertfordshire

#### AL3 8LY

**A spacious three bedroom family home situated in the heart of the historic Hertfordshire village of Markyate, offered for sale with no onward chain.**

Located within the cul-de-sac location of Roman Way, this three bedroom offers over 1200 sq.ft of spacious accommodation throughout, and a generous sized private rear garden. The property is within easy walking distance to the village High Street which offers a range of amenities such as local shops, Post Office, pub/restaurants, gym, Doctors Surgery & Pharmacy, as well as good schooling. 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, the entrance hall provides access to a spacious sitting/dining room and a separate kitchen. Sliding patio doors from the sitting/dining room open onto the conservatory with further patio doors opening onto the rear garden. The dual aspect kitchen is fitted with a range of base and wall mounted units with an integral oven and electric hob, and space for white goods, as well as a good sized storage cupboard.

To the entrance hall there is also a groundfloor W.C and and built in storage. Stairs from the entrance hall rise to the first floor landing which leads to three good sized bedrooms and the family bathroom. The master bedroom and bedroom two are both double sized bedrooms which overlook the rear garden. The family bathroom is tiled from floor to ceiling and is fitted with a low level W.C, pedestal wash hand basin and a panelled bath with shower attached above.

Externally, the property is accessed via a pathway leading to the main entrance, and ample on street parking is provided nearby. Access via the kitchen or conservatory leads to a patio area and steps up to a second patio and the main garden which is mainly laid to lawn.





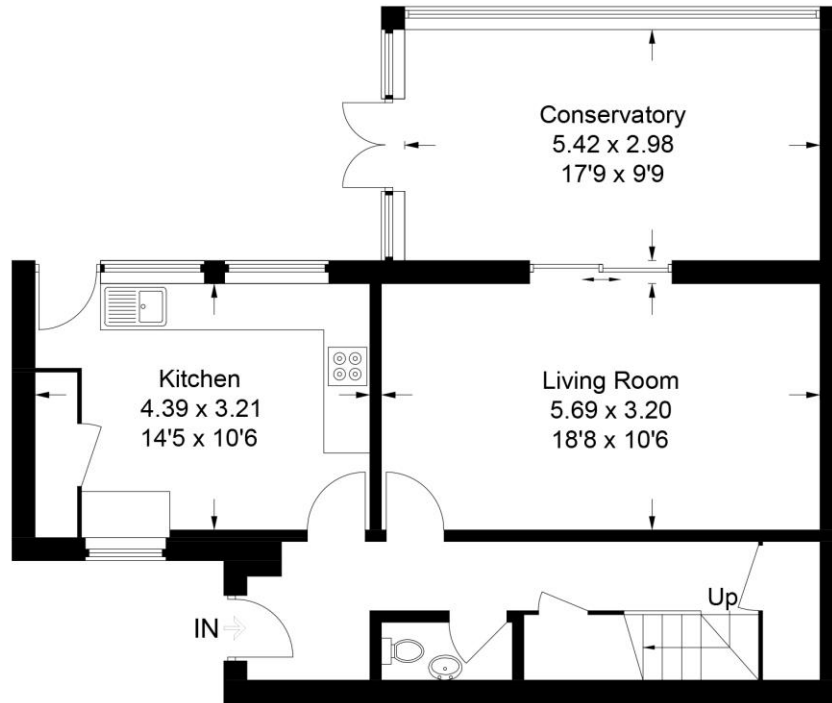
- No Onward Chain
- Three Bedroom Family Home
- Spacious Sitting/Dining Room
- Separate Fitted Kitchen
- Conservatory
- Two Double Bedrooms and Good Sized Single
- Family Bathroom & Groundfloor W.C
- Enclosed Rear Garden
- Walking Distance to Village Amenities
- Excellent Road & Rail Links to London Nearby

**Additional Information**

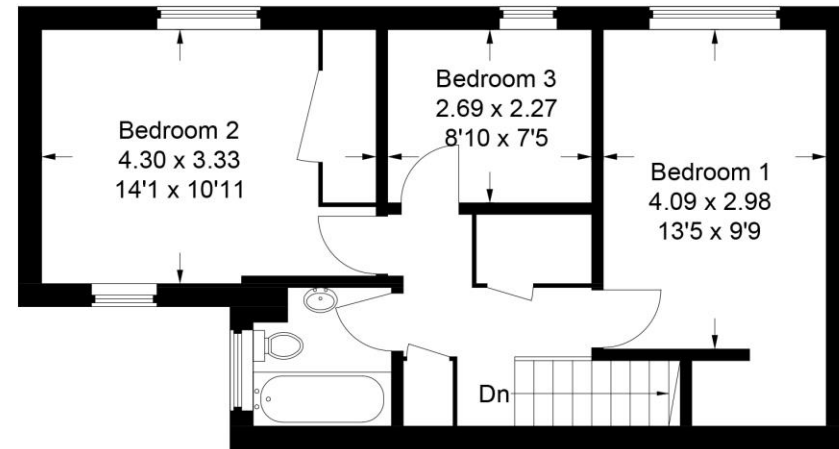
- Gas, Mains Water, Electricity
- The Property is Council Tax Band C
- The Local Authority is Dacorum Borough Council



Approximate Gross Internal Area  
Ground Floor = 65.6 sq m / 706 sq ft  
First Floor = 47.4 sq m / 510 sq ft  
Total = 113.0 sq m / 1,216 sq ft



**Ground Floor**



**First 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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