





Property Description

A wonderful example of an extended four bedroom chalet style semi detached family home situated in the popular village of Markyate only a short distance from the abundance of local shops and facilities and close to the well respected local primary school and nursery and Beechwood Park independent school for 3 - 13 year old children. Situated in a cul de sac location in an elevated position giving views over open countryside from a couple of aspects which also gives the property a private and secluded south facing tiered rear garden off the extended kitchen/ family room. The owners have made many comprehensive improvements since 2021 providing reassurance and reducing further maintenance costs in the future. Further full details are available on request within the branch

Entrance Porch

UPVC window to front and side aspect, ceramic tile flooring, ceiling spotlighting

Entrance Hallway / Pantry

Ceramic tile flooring throughout, ceiling spotlighting, radiator, built in cloak cupboard with power, stairs leading to first floor

Lounge

Entrance off hallway with archway leading to kitchen/ breakfast room, radiator

Family Room/ Bedroom Four

UPVC window to front aspect, radiator

Kitchen/ Breakfast Room

Two UPVC windows to rear aspect with two Velux, part carpeted part ceramic tile flooring, patio doors leading to garden, comprising of gas hob, double oven and plumbing for dishwasher, two radiators

Utility Room

UPVC window to side aspect, central heating boiler, ceramic tile flooring, ample work surface space and wall units, plumbing for washing machine and space for tumble dryer

Landing

Stairs leading from hallway, loft hatch part boarded with power and light, built in linen cupboard

Bedroom One

UPVC windows to rear and side aspect, radiator, under eaves storage access

Ensuite

Luxury suite comprising of ; UPVC window to rear aspect, LLWC, wash hand basin, shower cubicle, ceramic tile flooring and heated towel rail, built in tooth brush charges

Bedroom Two

UPVC window to front aspect, radiator

Bedroom Three

UPVC window to rear aspect, radiator

Downstairs Bathroom

Luxury white suite comprising of; UPVC window to side aspect, LLWC, wash hand basin, bath with mixer taps and shower attachment, partly tiled walls and ceramic tile flooring, heated towel rail, ceiling spotlighting, built in toothbrush charges

Front Garden

Raised lawned area square in design to side of driveway

Rear Garden

Lovely private and secluded two tiered garden with a south facing aspect, fully fenced and enclosed with gated side access, mostly laid to lawn with hard standing patio area off the kitchen, garden shed, awning

Driveway

Paved parking for two cars

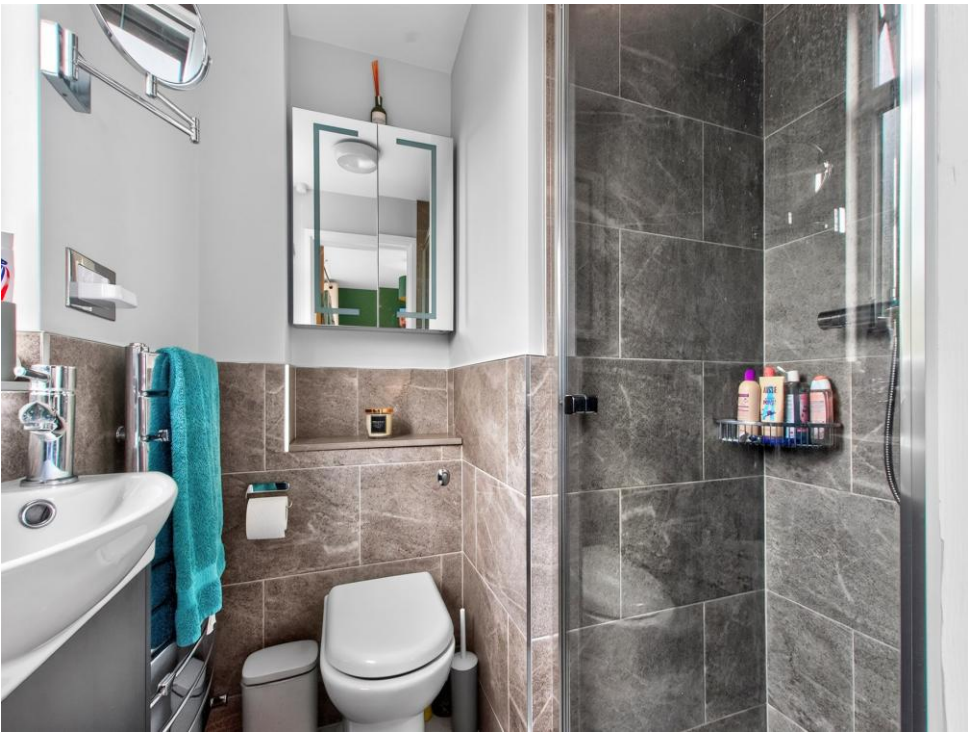
Integral Garage

Up and over door with power and light housing meters and fuse box

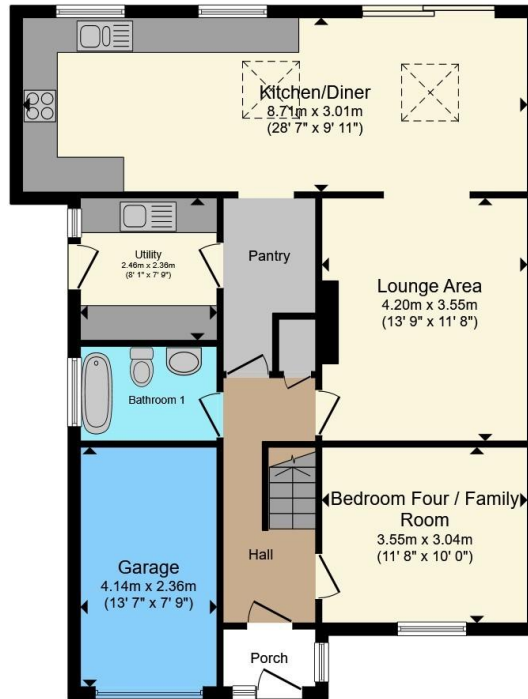
Special Features

Summer house to rear of garden could be potentially converted into an outdoor study, potential to convert part of garage into an extra reception room

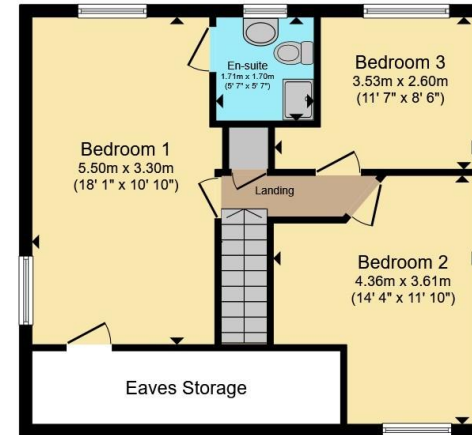








Ground Floor



First Floor

Total floor area 133.7 m² (1,439 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
HARPENDEN AL5 2SU

EPC Rating: D Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307208



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN307208 - 0003