

Connells

Buckwood Road
Markyate St. Albans

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Markyate St. Albans AL3 8JQ

for sale
£475,000







Property Description

A well-presented three-bedroom semi-detached townhouse forming part of a small and sought-after development, ideally positioned just off the High Street in the heart of the popular village of Markyate, within easy reach of local amenities and well-regarded schools.

Built in 2004, the property offers well-proportioned and versatile accommodation comprising a porch entrance, welcoming entrance hall, a modern open-plan kitchen fitted with integrated Siemens appliances, and a spacious open-plan lounge. There are three double bedrooms, with the principal bedroom benefiting from a dressing area, a contemporary family bathroom, a separate modern shower room, and a private low-maintenance courtyard-style garden.

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Front Porch

Tiled front porch with front door leading to:

Entrance Hall

Engineered oak flooring. Stairs leading up to first floor landing. LED ceiling spotlights. oak door leading to guest cloakroom and glazed oak framed door leading to lounge/dining room.

Guest Cloakroom

Modern white suite comprising a Low-level WC, vanity wash hand basin with mixer tap, pop up waste and tiled splashback. Obscure double-glazed windows to front, LED ceiling spotlights, engineered oak flooring, radiator and extractor fan.

Lounge / Dining Room

Engineered oak flooring, coved cornices, radiator, double glazed picture window and door leading to rear garden. Built-in storage cupboard. Opening onto:

Kitchen

Extensive range of white gloss fronted fitted wall and floor units with contrasting beech worktop surfaces, metro style tiled splashbacks and under counter sink unit with mixer tap. Siemens gas five ring hob with brushed stainless steel cooker hood above. Siemens eye level oven and combination microwave above. Integrated fridge/freezer, dishwasher and washing machine. Cupboard concealing Potterton gas fired central heating boiler. Double glazed windows to front. Coved cornices. LED ceiling spotlights. Engineered oak flooring. Coved cornices. LED ceiling

spotlights. Engineered oak flooring.

First Floor Landing

Doors leading to family bathroom, Bedrooms 2 and 3.

Bedroom 2

Double glazed windows to rear. Radiator.

Bedroom 3

Double glazed windows to front. Radiator.

Family Bathroom

Modern white suite comprising a large tiled shower area with contrasting mosaic style tiled floor area, overhead shower unit, additional height adjustable shower and glazed shower screen. Panelled spa bath with mixer tap, height adjustable shower unit and glazed shower screen. Vanity wash hand basin with mixer tap and pop-up waste. Low level WC. Tiled walls and flooring. Obscure double-glazed windows to side. LED ceiling spotlights. Chrome heated towel rail. Extractor fan.

Second Floor Landing

Door leading to:

Principal Bedroom Suite

Built-in wardrobes. Double glazed windows to front. provision for wall mounted television. Radiator. Opening onto:

Ensuite Dressing Area

Fitted wardrobes. Recess for an additional wardrobe. Skylight window to rear. Door leading to:

Ensuite Shower Room

Modern suite comprising; shower cubicle with overhead shower unit, additional height adjustable shower and glazed shower screen. Vanity wash hand basin. Low level WC with concealed cistern. Part tiled walls and flooring. Chrome heated towel rail. Extractor fan.

Outside

Rear Garden

Private rear garden with brick wall boundary to rear and side. Paved patio leading onto lawn area. External power points, lighting and tap. Gated side access.

Parking

Two allocated parking bays to front of property.







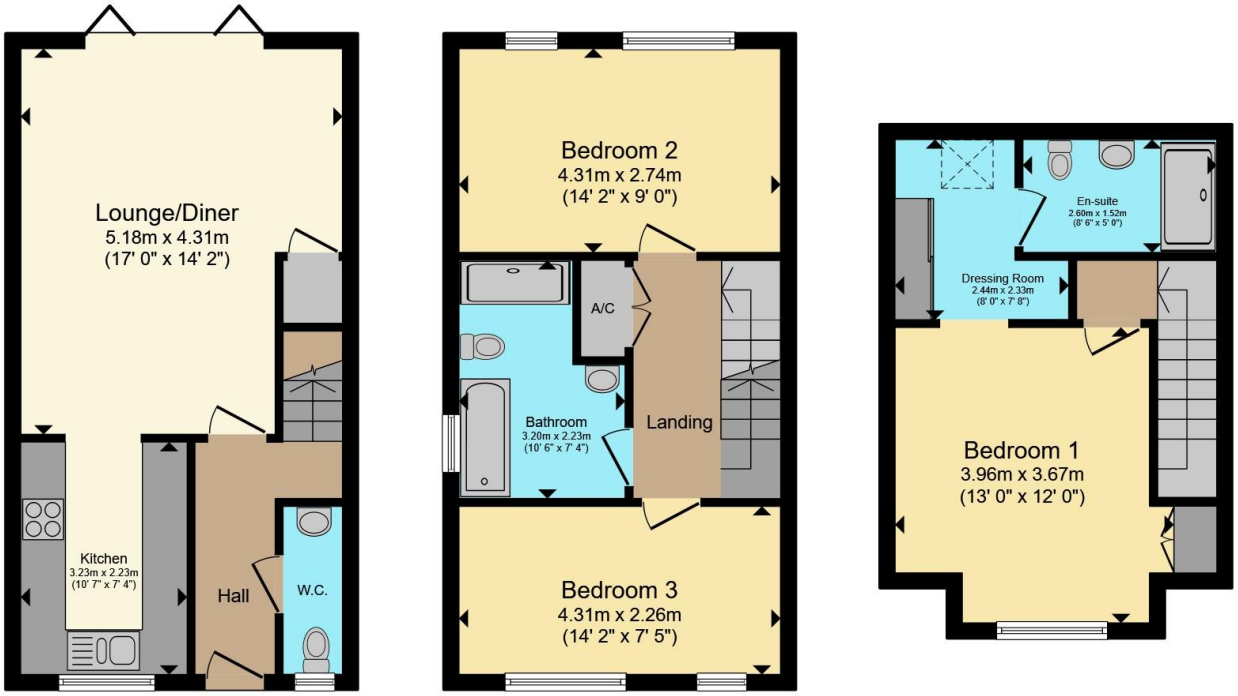





Arctic Ocean
Indian Ocean







Total floor area 99.2 m² (1,067 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

Connells

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50 High Street
HARPENDEN AL5 2SU

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HPN307249

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.