

Connells

Parkfield
Markyate St. Albans

Parkfield
Markyate St. Albans AL3 8RB

for sale offers in excess of
£390,000







Property Description

Situated in the sought-after village of Markyate, this well-presented three bedroom detached home offers spacious and versatile accommodation, making it an ideal choice for families seeking comfort and convenience.

Upon entering, you are welcomed by a bright entrance hall leading to generous living accommodation designed for modern family life. The well-proportioned rooms provide flexibility for both everyday living and entertaining, with natural light flowing throughout the home.

To the first floor are three good-sized bedrooms, including a spacious principal bedroom benefiting from its own cloakroom with WC and wash hand basin. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys ample off-road parking for multiple vehicles, while the attractive rear garden provides an excellent space for relaxing, entertaining guests, or enjoying time outdoors.

Offered to the market chain free, this fantastic home presents an excellent opportunity for buyers seeking a straightforward move. Conveniently positioned close to local amenities, schools, and transport links, this is a wonderful family home in a highly desirable village location.

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

Entrance Hall

Window and door to front aspect, storage, laminate flooring

Cloakroom

WC, wash hand basin, extractor fan, tiled flooring

Lounge/Diner

x2 French doors to rear aspect, log burner, laminate flooring

Kitchen

Window to front aspect, one bowl sink and drainer, electric oven and hob, cooker-hood, integrated dishwasher, partly tiled walls, tiled flooring

Landing

Window to side aspect, carpet

Bedroom Two

Window to rear aspect, storage, radiator, carpet

Bedroom Three

Window to front aspect, radiator, laminate flooring

Bathroom

Window to front aspect, WC, wash hand basin, L-Shaped bath with rain shower, partly tiled walls, radiator, tiled flooring, combi boiler

Bedroom One

Loft Conversion, 2x skylights to rear, radiator, laminate flooring

En Suite

Cloakroom style, WC, wash hand basin, tiled walls, laminate flooring

Outside

Front Garden

Block paved, parking for two cars, water supply

Rear Garden

Gate, decking area, artificial grass, wooden outbuilding with power



















Total floor area 90.9 m² (978 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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EPC Rating: C

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/DUN312773

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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.

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