





Property Description

Spacious 3-Bedroom Freehold Home | Markyate | No Onward Chain

A modern three-bedroom freehold family home, built in 2014 and offered with no onward chain, ideally located in the popular Hertfordshire village of Markyate.

The property is within walking distance of local amenities, including shops, post office, pubs/restaurants and reputable schools. Excellent transport links are close by, with the M1 (Junction 9 approx. 2 miles) and Harpenden station providing direct access to London St Pancras in under 30 minutes.

The ground floor comprises a welcoming entrance hall with cloakroom and stairs to the first floor. To the front is a modern fitted kitchen with a range of base and wall units and integrated appliances including oven, hob, extractor, fridge/freezer, dishwasher and washing machine.

To the rear, a bright dual-aspect living/dining room provides excellent space for family living and entertaining, with sliding doors opening onto the garden and a useful under-stairs storage cupboard.

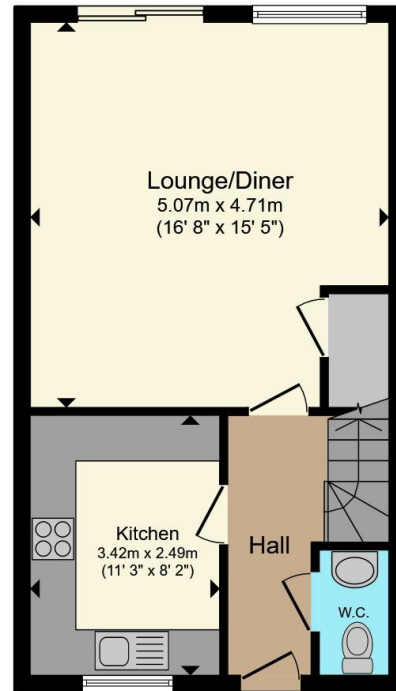
Upstairs offers three well-proportioned bedrooms, with the main bedroom benefiting from built-in mirrored wardrobes. The family bathroom is fully tiled and fitted with a bath and overhead shower, WC and wash hand basin.

The rear garden is private and low-maintenance, laid to patio and lawn with fenced boundaries. A gate provides access to the rear, leading to allocated parking, with additional visitor spaces available.

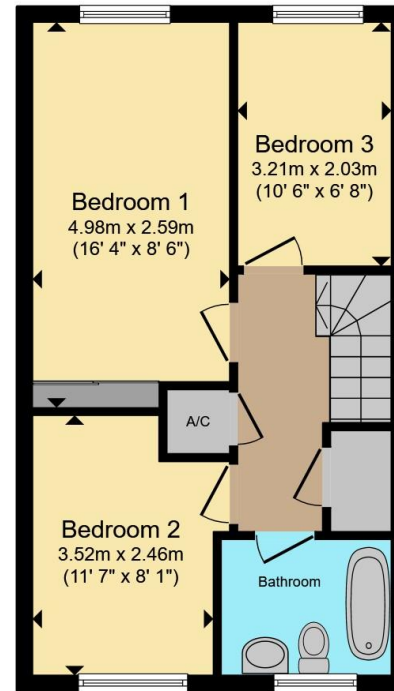








Ground Floor



First Floor

Total floor area 80.9 m² (871 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

To view this property please contact Connells on

T 01582 450 999
E luton@connells.co.uk

83-83A George Street
LUTON LU1 2AT

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LUT318313



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: LUT318313 - 0005