



2 Fleming Drive, Markyate, St. Albans, AL3 8FG

Guide price £460,000

- Three Bedrooms
- Great Location
- No Chain
- Open Plan Living
- Modern Home
- Great Bedroom Sizes
- Parking
- Well Decorated Throughout

2 Fleming Drive, St. Albans AL3 8FG

An exceptional three-bedroom family home offering impressive proportions, a versatile three-storey layout and approximately 1,034 sq ft of beautifully balanced accommodation. Set within a peaceful and sought-after residential close, this stylish home combines generous living spaces with a highly practical layout, making it particularly well suited to modern family life.

The ground floor is centred around a substantial 16'7" x 15'2" lounge, providing an elegant and comfortable setting for both relaxing and entertaining, with direct access to the rear garden. A fitted kitchen, welcoming entrance hall and convenient ground-floor WC complete this level. The first floor provides two excellent double bedrooms and a modern family bathroom, while the entire second floor is dedicated to an impressive principal bedroom measuring approximately 21'3" x 11'11" — a superb private retreat with considerable scope for fitted wardrobes, dressing space or a home-working area.

Further enhanced by allocated parking, central heating and double glazing, this is a home that delivers genuine space, flexibility and comfort across three floors. Its quiet setting, generous bedroom accommodation and impressive principal suite make it an ideal choice for families, professional couples or buyers simply looking for a home with room to grow.

A substantial and versatile home with excellent lifestyle appeal, early viewing is highly recommended.

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Council Tax Band:

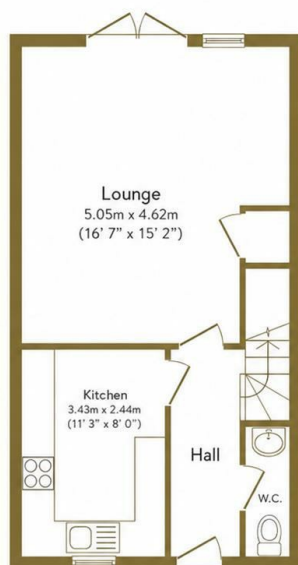


Area Guide

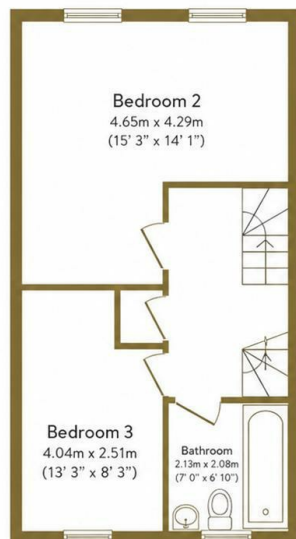
Markyate is a charming and well-established Hertfordshire village, offering an appealing blend of traditional character, countryside surroundings and excellent commuter connections. Centred around its historic High Street, the village provides a selection of independent shops, cafés, pubs and everyday amenities, creating a welcoming community atmosphere.

Surrounded by beautiful countryside, Markyate is ideally placed for enjoying rural walks, cycling and outdoor pursuits, with the Chiltern Hills, Dunstable Downs and Ashridge Estate all within easy reach. The village also benefits from convenient access to St Albans, Luton, Dunstable and Hemel Hempstead, with excellent road links including the M1 and nearby railway stations providing connections towards London.

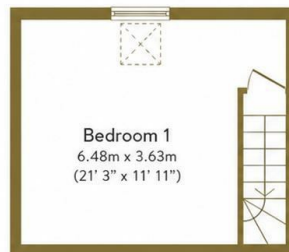
With its attractive village setting, local amenities, access to highly regarded schools and easy connectivity, Markyate offers a relaxed countryside lifestyle without feeling removed from the wider amenities and employment centres of Hertfordshire and Bedfordshire.



Ground Floor



First Floor

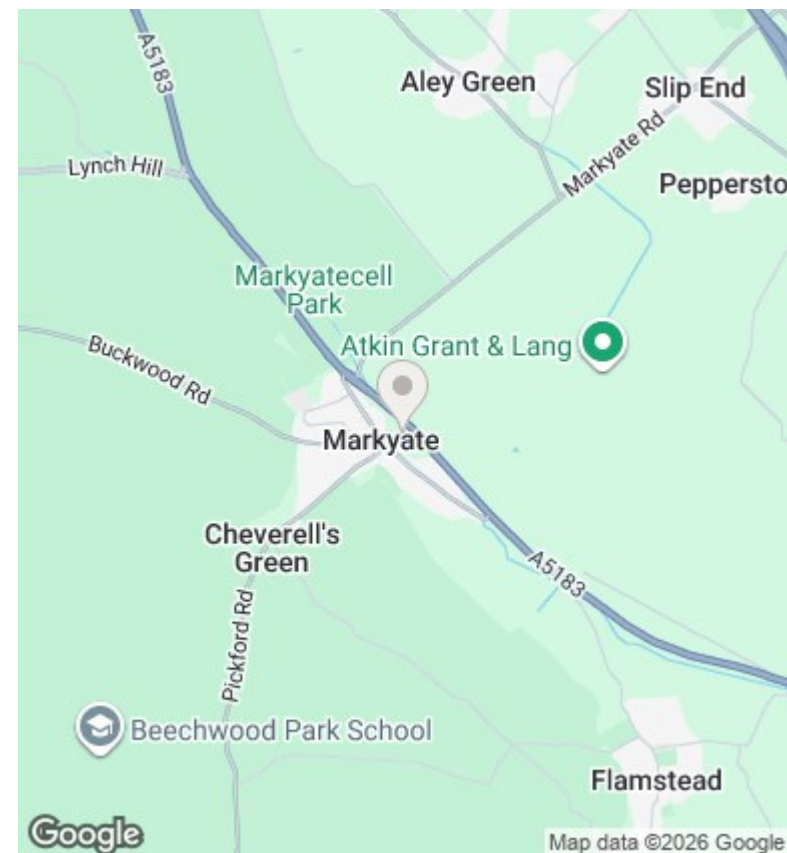


Second Floor

TOTAL FLOOR AREA: 96.0 sq.m. (1,034 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC