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London Road, Markyate, St. Albans, AL3 8JP

Guide Price £650,000

Freehold

Frost's

A well presented four bedroom family home which has been extended to 2000 sqft of living accommodation situated in the sought after Hertfordshire village of Markyate.

On the ground floor there are three large reception rooms, a kitchen/breakfast room and a cloakroom. On the first floor there are four bedrooms with the largest benefiting from an ensuite shower room, a study area and a separate family bathroom. There is a further staircase leading to the second floor which has two useable loft rooms. Outside the house there are beautiful front and rear gardens with a garage and parking accessed via Long Meadow.

London Road is found near the High Street in the Hertfordshire village of Markyate, which provides local shops, a primary school and doctors surgery. M1 Junction 9 is only two miles away and Harpenden mainline railway station is approximately 6 miles away.

Energy Rating C

Council Tax Band E

Freehold





## Features

- Four Bedrooms
- Extended to 2000 sqft
- En Suite Shower Room
- Family Bathroom
- Two Loft Rooms
- Downstairs Cloakroom



*A four bedroom family home  
which has been extended to  
2000 sqft.*





*Situated in the sought after Hertfordshire village of Markyate.*

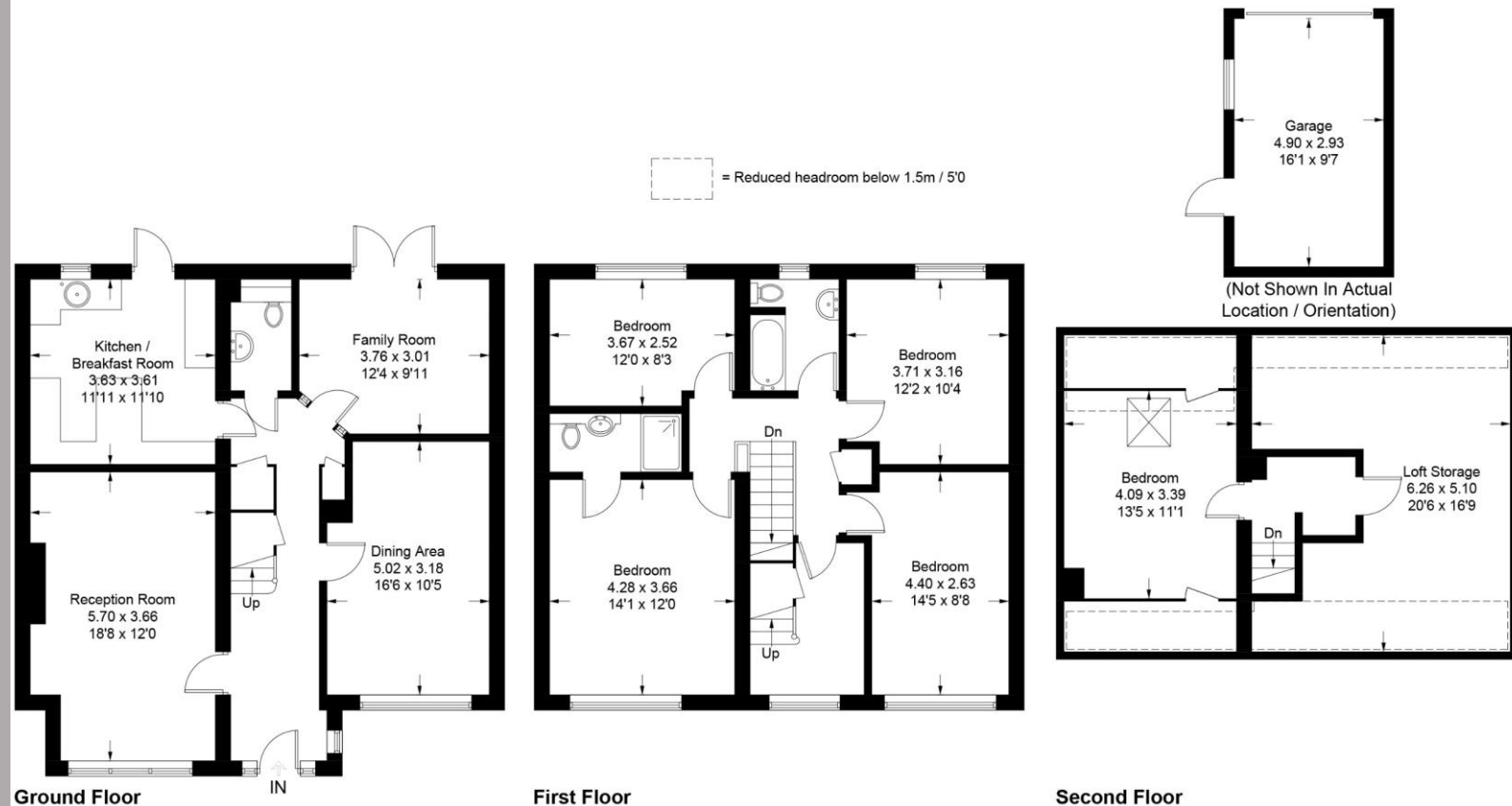






# London Road

Approximate Gross Internal Area = 193.9 sq m / 2087 sq ft  
 Garage = 14.4 sq m / 155 sq ft  
 Reduced Headroom = 16.8 sq m / 181 sq ft  
 Total = 225.1 sq m / 2423 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1050323)

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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

