

 2 Bedrooms

 2 Bathrooms

 1 Reception

 Private Garden

 Garage

 EPC Band D

Freehold

Council Tax Band:  
D £2,340.09 (2025/26)

Local Authority:  
Dacorum Council





Well presented and spacious two bedroom home with pretty rear garden and garage, located a short walk from village amenities.

### Description

This excellent semi-detached home is just a short walk to the High Street amenities. The ground floor accommodation includes an entrance hall leading into a stylish refitted kitchen with a good range of units and integrated appliances including an eye level double oven, dishwasher, fridge/freezer and wine cooler. A spacious living room sits to the rear with French doors leading through to a pretty conservatory. At the front of the property off the hallway is a cloakroom with WC and hand basin. Upstairs there are two double bedrooms both with ensuite facilities. The principal bedroom also benefits from fitted wardrobes. Outside, a side entrance leads through double gates to a garage at the rear. There is a raised patio area with steps leading up to an enclosed south facing garden.

### Location

The property is located close to the centre of Markyate and its amenities which provide for everyday needs. The larger towns of Harpenden and St Albans are just a few miles away and offer wider amenities and fast rail links into London St Pancras.



Buyers Information - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website

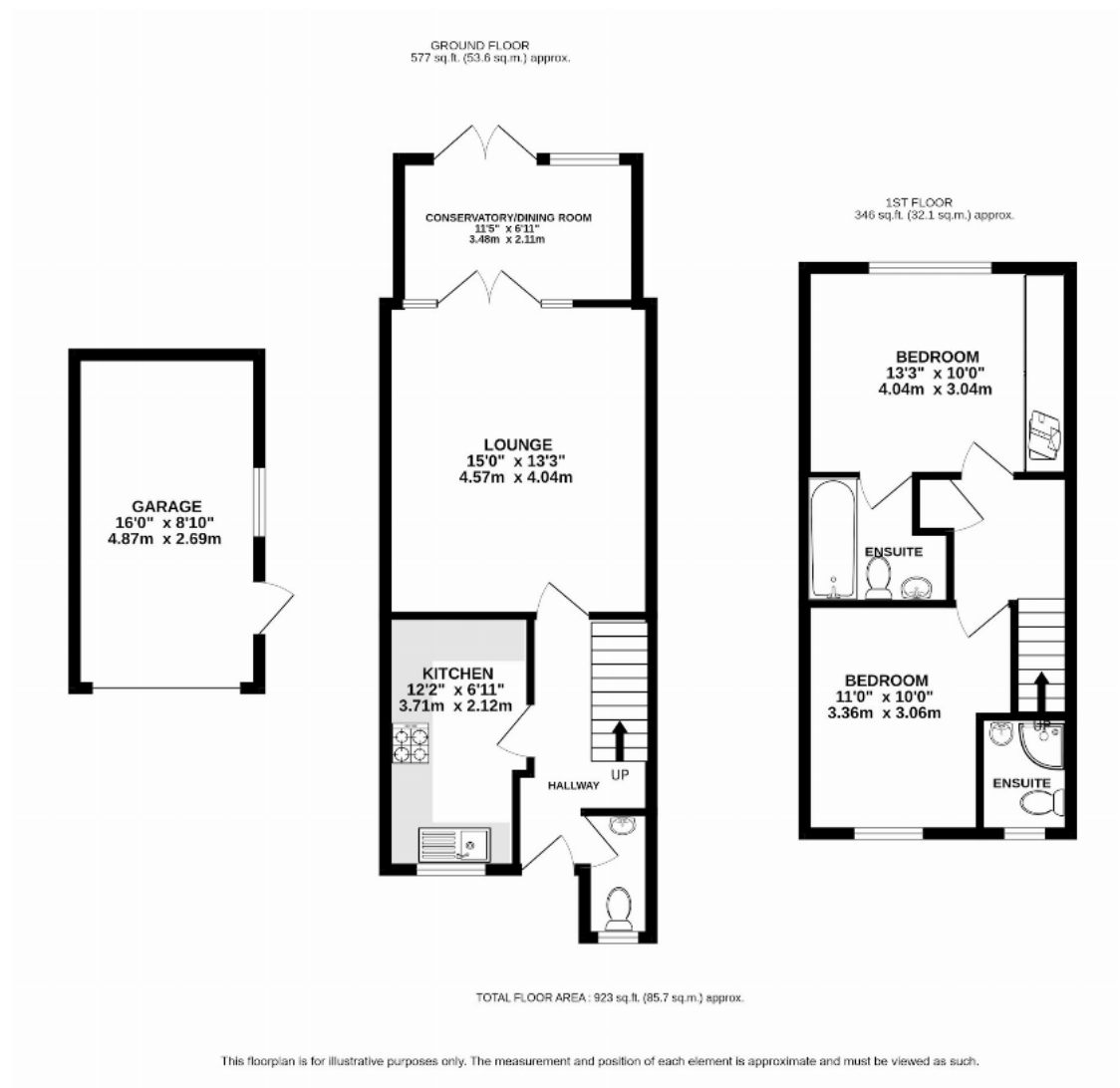












**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.