

 3 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Off-street Parking

 EPC Band C

Freehold

Service Charge:
£350.00 per annum

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

Local Authority:
Dacorum Council



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Ver Brook Avenue, Markyate, St. Albans, AL3 8FH

Guide price of £460,000

Delightful 3-bedroom home, built in 2014, just a short walk from village amenities.

Description

This modern home is beautifully presented and offers light and spacious accommodation. A welcoming hallway opens into a good-sized kitchen at the front, fully fitted with a range of units and integrated appliances, with space for a dining table. To the rear is a large living/dining room with a sliding patio door leading to the garden. A guest cloakroom with WC and hand basin completes this level. Upstairs are three bedrooms served by a stylish bathroom with a three-piece suite and a shower over the bath. Outside, a block paved driveway offers off-street parking for two cars. The rear garden is fully fenced and landscaped with a patio seating area and lawn. Additionally, the property benefits from a home office with electrics. A viewing is highly recommended.

Location

Ver Brook Avenue is a sought after location close to Markyate High Street which provides for everyday needs including a range of shops. Harpenden and St Albans are close by offering wider amenities and fast and efficient rail links.



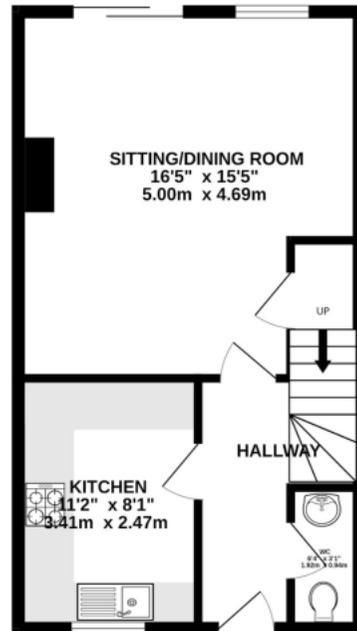
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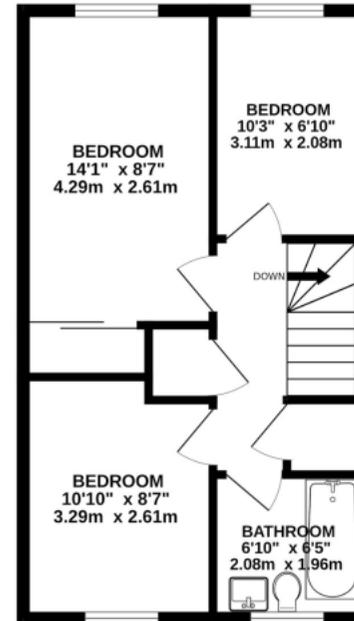




GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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