







-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Private garden
-  Two parking spaces
-  EPC Band C



Freehold

Council Tax Band:  
C £2,197.17 (2026/27)

Local Authority:  
Dacorum Borough Council

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Cleveland Road, Markyate, St. Albans, AL3 8LB  
Guide price of £325,000

Charming 1-bed cottage with private garden and off-street parking, just a short walk from village amenities.

### Description

This delightful village home offers well-presented accommodation, ideally located close to the village High Street and amenities. Entry to the property is through an attractively landscaped garden, featuring a lawn and sun deck, with steps leading to the front door. The inviting open-plan living area includes spaces to relax and dine, with French doors opening to the garden and an electric fireplace creating a cosy atmosphere for winter evenings. The dining area seamlessly connects to a modern kitchen, fitted with stylish units, a double oven, and spaces for a washing machine and fridge/freezer. On the first floor, you'll find a large double bedroom with fitted wardrobes and a contemporary shower room. The landing area is spacious, offering additional storage space. Outside, the property benefits from two allocated parking spaces at the front.

### Location

Close to High Street, Markyate, a picturesque Hertfordshire village with excellent amenities. Convenient for M1, M25, and London Luton Airport. Easy rail access to Harpenden and historic St. Albans. Ideal location for wider amenities.

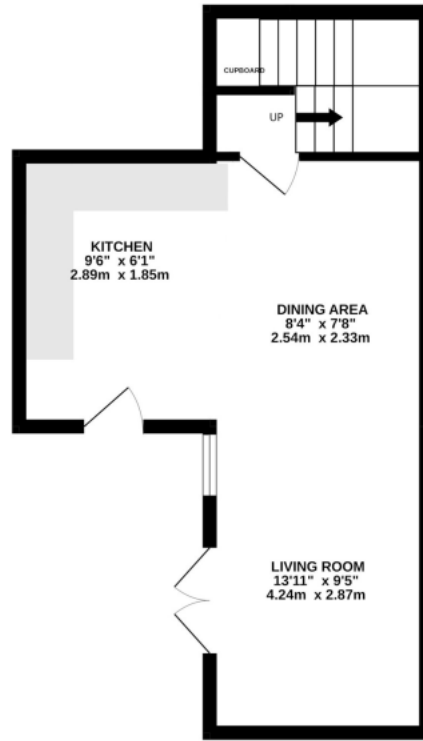


In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for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

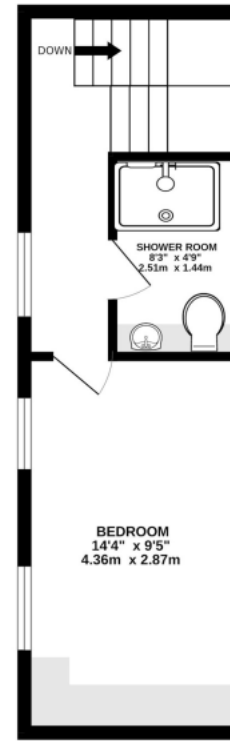




GROUND FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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