


 3 Bedrooms

 1 Bathroom

 2 Receptions

 Private Garden

 Garage

 EPC Band B

Freehold

Council Tax Band:
E £3,021.09 (2026/27)

Local Authority:
Dacorum Council



 **ashtons**
for life's great moves

High Street, Markyate, St. Albans, AL3 8PB
Guide price of £450,000

Charming 3-bed village home, minutes from amenities, featuring a south-west facing garden and garage en-bloc.

Description

This delightful mid-terrace home provides spacious, light-filled accommodation, located just a short stroll from High Street amenities. At the front, a raised garden with steps leads to a covered porch, opening into a hallway with a large storage cupboard. The modern fitted kitchen, complete with built-in oven and hob, is situated at the front, whilst the dining area flows into a bright living room with French doors to the rear garden. A large cupboard in the dining room could be converted into a guest WC if desired. On the first floor, there are two double bedrooms and a family bathroom with a three-piece suite and shower over the bath. The second floor boasts a spacious principal bedroom measuring approximately 17ft x 15ft, with potential for conversion into two bedrooms, as seen in neighbouring properties. Outside, the generous south-west facing garden features a patio seating area, large lawn with summerhouse, and timber shed. A garage en-bloc is located at the rear.

Location

The property is situated on Markyate High Street and is a short walk from village amenities. The larger town of Harpenden and City of St Albans are a short drive away and both offer fast and efficient rail links into London.

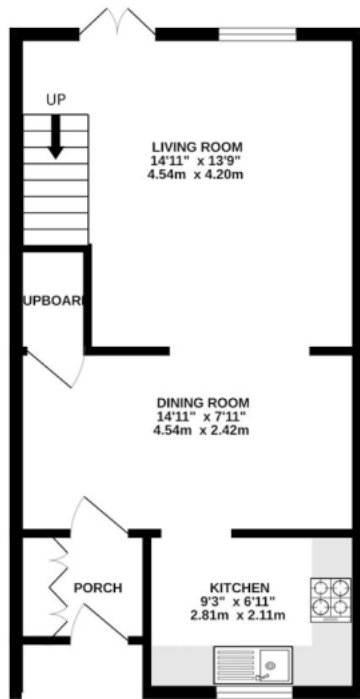


In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for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

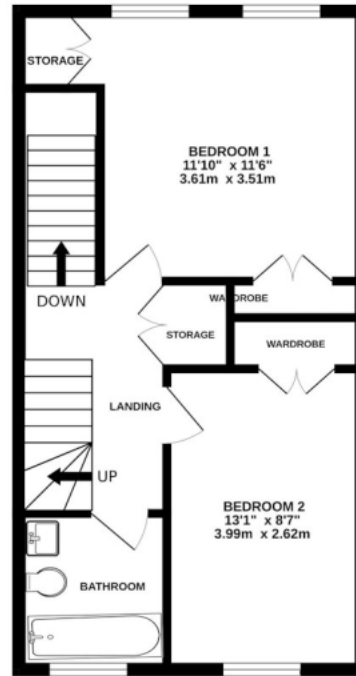




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1159sq.ft. (107.7 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.

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.