


 2 Bedrooms

 1 Bathroom

 1 Reception

 South-West

 Allocated Parking

 EPC Band D

Freehold

Council Tax Band:  
C £2,197.17 (2026/2027)

Local Authority:  
Dacorum Borough Council



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High Street, Markyate, St. Albans, AL3 8LE  
Guide price of £400,000

Charming 2-bedroom character cottage, close to amenities in a popular village.

### Description

This delightful property is well located just a short stroll from village amenities and beautifully presented throughout. Upon entering, you are greeted by a light and spacious living/dining room full of character with wood flooring and a feature fireplace. To the rear is an attractive 'galley' style fitted kitchen with integrated appliances and a separate utility room completing the ground floor. Upstairs there is a generous main bedroom, a second bedroom, and a spacious family bathroom. Outside, the well-landscaped rear garden features a patio seating area with steps leading up to a lawn. At the bottom of the lawn area, there is an additional gravelled seating area. Enjoying a desirable south-west facing aspect, it is perfect for making the most of the sunshine, while a rear gate provides direct access to the allocated parking.

### Location

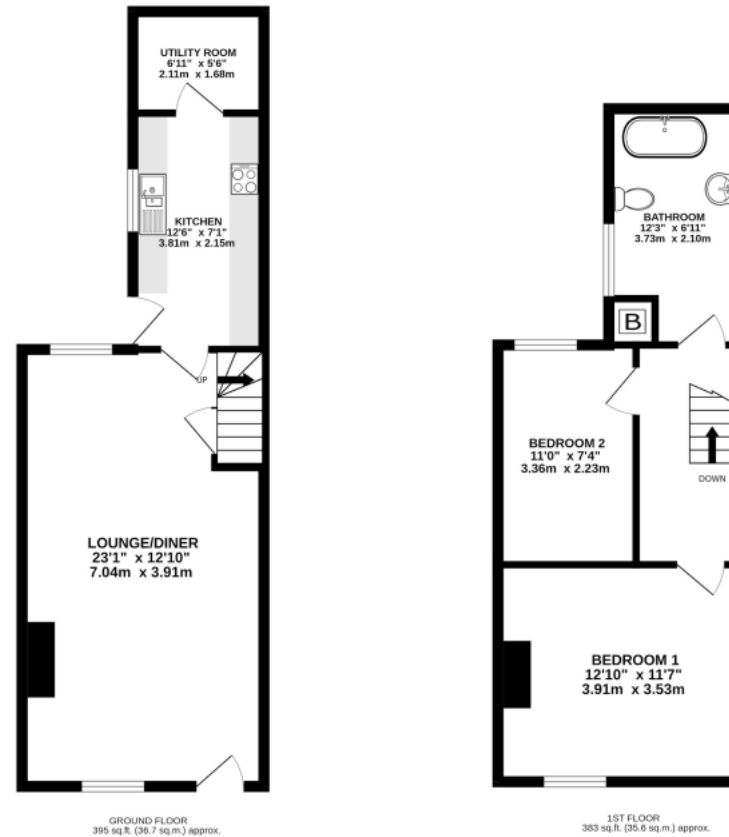
Located in Markyate village, Hertfordshire, with a primary school, shops, restaurants, and pubs. Near M1, M25, and London Luton Airport. Easy rail links via Luton Airport Parkway, Harpenden, and St. Albans. Within Harpenden schools' catchment.

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.









TOTAL FLOOR AREA : 812sq.ft. (75.4 sq.m.) approx.

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

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