



4 bedrooms



2 bathrooms



1 reception



EPC Band C

Freehold

Council Tax Band:
E £2,727.39 (2024/25)



Description

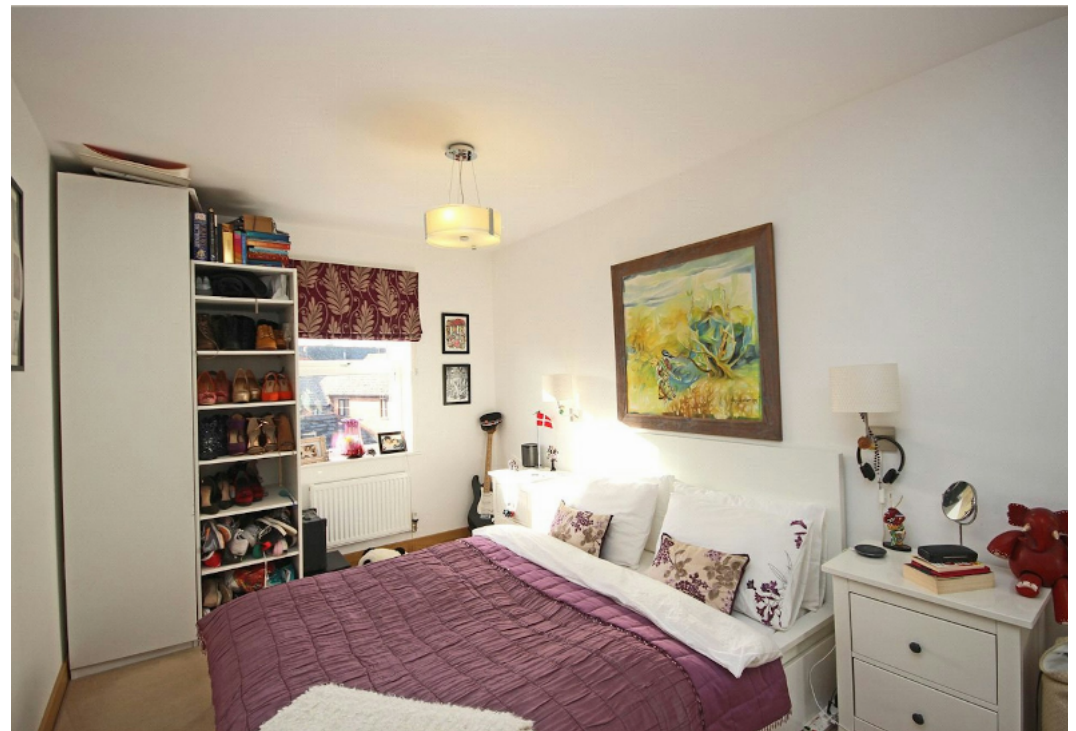
This well-presented town house offers generous living space and is conveniently located near High Street amenities. The attractive entrance hall leads to a stylish kitchen/dining room, fully fitted with eye and base level units and integrated appliances, including an electric oven with 5-ring gas hob, dishwasher, and fridge freezer. Bi-fold doors open to the garden. A cloakroom completes the ground floor. The first floor hosts a bright, spacious living room with a wood floor, and the master bedroom featuring a fitted wardrobe and fully tiled en-suite shower room. The second floor has three additional bedrooms, two with fitted wardrobes, and a stylish tiled bathroom. The front offers a driveway for one car leading to an integrated garage. The rear garden is fully fenced, mainly laid to lawn with a patio area, a wooden shed, and a side gate. Council Tax Band E - £2,727.39 (2024/25) Service Charge £140 pa.

Location

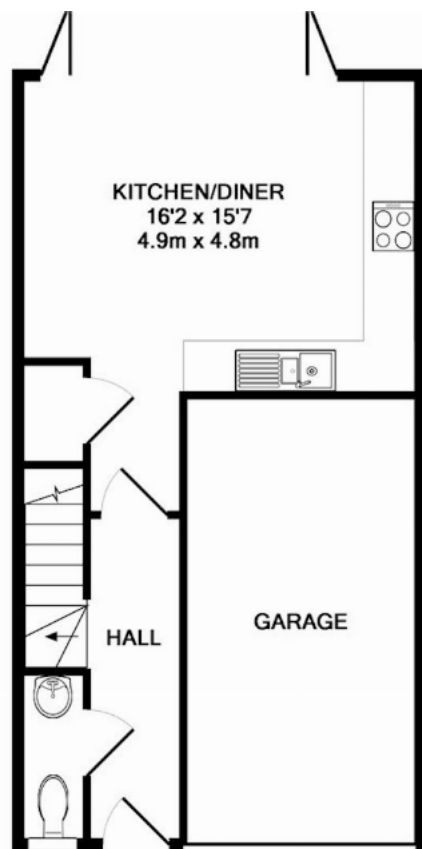
Ver Brook Ave, near Markyate High St, offers shops, pubs, restaurants, and is close to a top village primary. In catchment for outstanding Harpenden secondaries. Harpenden, St Albans nearby. M1 J9 and Luton Airport accessible.



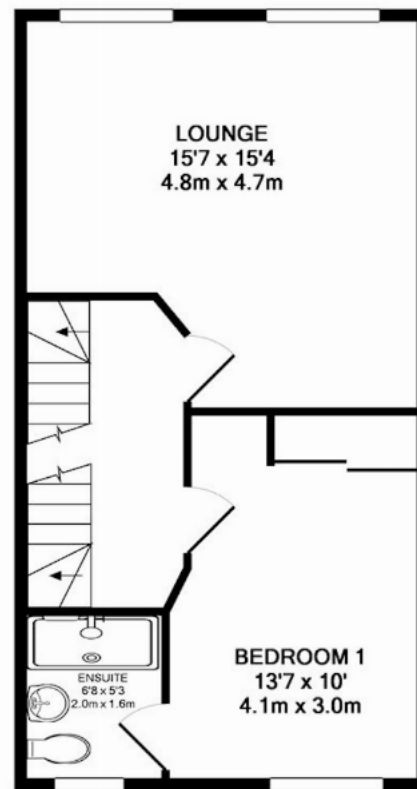
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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



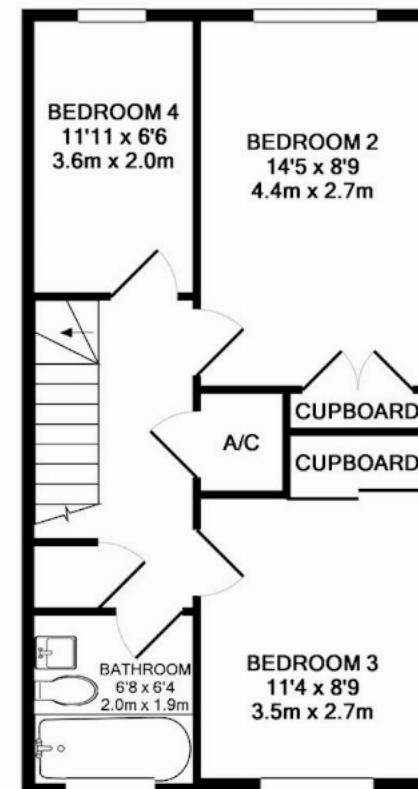




GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1392 SQ.FT. (129.4 SQ.M.)

This floor plan 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.