



Connells

Harps Hill
Markyate St. Albans



Property Description

A spacious and well-presented five-bedroom semi-detached family home offering over 1700 sq. ft of stylish, versatile living space, set on a peaceful no-through road in the sought after village of Markyate. The property is complimented by a stunning south facing rear garden extending to approximately 0.28 acres and featuring a detached home office/studio.

The ground floor provides superb family accommodation, including a generous 21ft sitting room opening into a spacious kitchen/dining room. A versatile fifth bedroom offers flexibility as a playroom or study.

Upstairs are four well-proportioned bedrooms served by a family bathroom and separate shower room.

Markyate is renowned for its excellent schooling with Roundwood School in nearby Harpenden the closest secondary option. The village itself boasts a comprehensive range of amenities including shops, a gym, doctor's surgery, Post Office and pharmacy. For commuters, Junction 9 of the M1 is approximately two miles away.

Entrance Hall

Wood flooring. Stairs to first floor with understairs storage.

Cloakroom

Off inner hallway and kitchen. Heated towel rail. Tiled flooring.

Lounge

Irregular Shaped Room 22' max x 18' 3" max (6.71m max x 5.56m)

Solid oak flooring. Feature brick fireplace with log burning stove. Archway to breakfast area. 2 radiators.

Kitchen/Dining Room

Irregular Shaped Room 27' max x 7' 8" max (8.23m max x 2.34m)

Solid oak flooring. Sliding patio doors to conservatory. Gas Smeg hob. Double oven. Integrated dishwasher. Wine Cooler. Worcester boiler. Ceramic tile floor. Neo-Georgian windows to side and rear. Door to side access off inner hallway.

Conservatory

Irregular Shaped Room 10' 8" max x 9' 3" max (3.25m max x 2.82m)

Laminate flooring. UPVC windows to rear and side.

Utility Room

7' 7" x 4' 5" (2.31m x 1.35m)

Plentiful storage and space for further white goods.

Bedroom 5

Irregular Shaped Room 11' 7" max x 7' 8" max (3.53m max x 2.34m)

Neo-Georgian window to front. Radiator.

First Floor Landing

Split level landing. Loft access. Fully boarded loft with lighting.

Bedroom 1

Irregular Shaped Room 10' 9" max x 10' max (3.28m max x 3.05m)

UPVC Neo-Georgian window to front. 3 1/2 double fitted wardrobes and dressing table. Radiator.

Shower Room

UPVC Neo-Georgian window to front. Floor to ceiling tiles. Low level WC. Vanity wash hand basin with storage beneath. Oversized walk-in shower.

Bedroom 2

Irregular Shaped Room 10' 8" max x 10' 2" max (3.25m max x 3.10m)

UPVC Neo-Georgian window to rear. 2 1/2 fitted double wardrobes. Laminate floor. Radiator.

Bedroom 3

Irregular Shaped Room 12' 4" max x 8' 2" max (3.76m max x 2.49m)

UPVC Neo-Georgian window to front. Radiator.

Bedroom 4

Irregular Shaped Room 8' max x 7' 6" max (2.44m max x 2.29m)

UPVC Neo-Georgian window to rear. Laminate floor. Built in double wardrobe. Radiator.

Bathroom

Irregular Shaped Room 7' 5" max x 7' 4" max (2.26m max x 2.24m)

Luxury white suite. Floor to ceiling tiles. Panelled bath. Separate shower cubicle. Heated towel rail. Airing cupboard.

Garden And Paddock

Approx. 0.28 acres. Private. South facing.









Total floor area 154.3 m² (1,661 sq.ft.) approx

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 Band: D

Tenure: Freehold

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