



4 Bedrooms



2 Bath/Shower Rooms



1 Reception Rooms



Garage and Driveway



Private Garden



EPC Band C

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

Local Authority
Dacorum Council

Service Charge £140 pa

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Ver Brook Avenue, Markyate, AL3 8FH
Guide Price £490,000 Freehold

Ver Brook Avenue, Markyate

A delightful four bedroom townhouse built in 2014 by Weston Homes and located close to local amenities.

- 🏡 Walking Distance to Village Amenities
- 🏡 Spacious and Light Accommodation
- 🏡 Light and spacious living room
- 🏡 Fabulous Kitchen/Diner with Bi-Fold Doors
- 🏡 Four Good Size Bedrooms
- 🏡 En-Suite Shower Room and Family Bathroom
- 🏡 Integrated Garage and Driveway

Description

This well presented town house offers generous living space and is well located close to High Street amenities. An attractive entrance hall gives access to a stylish kitchen/dining room which is fully fitted with an excellent range of eye and base level units and integrated appliances including an electric oven with 5 ring gas hob, dishwasher and fridge freezer, bi-fold doors lead out to the garden. A cloakroom completes the ground floor accommodation.

On the first floor is a light and airy good size living room with wood floor. The master bedroom with fitted wardrobe and fully tiled en-suite shower room is also on this level. Upstairs on the second floor there are three further bedrooms, two of which benefit from fitted wardrobes. A stylish tiled bathroom serves the bedrooms on this level.

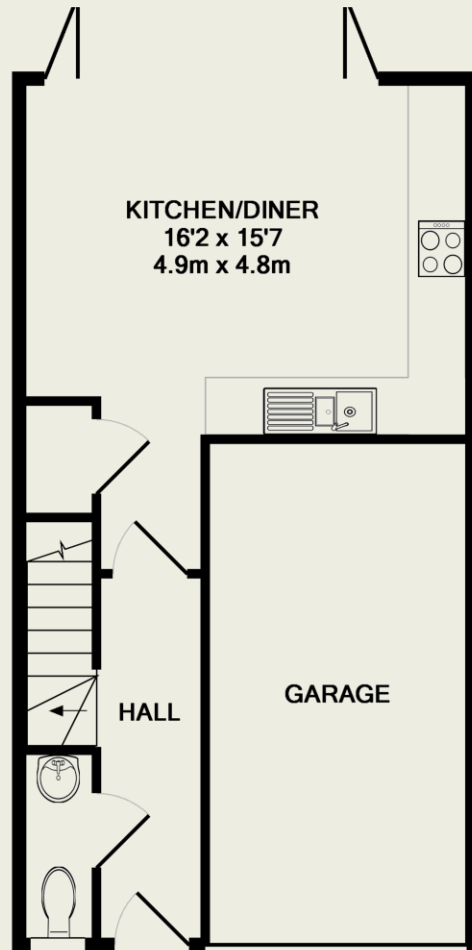
Outside to the front there is a driveway providing parking for one car which leads to an integrated garage. The rear garden is fully fenced and mainly laid to lawn with a patio area adjacent to the rear of the house, a wooden shed and side gate.

Location

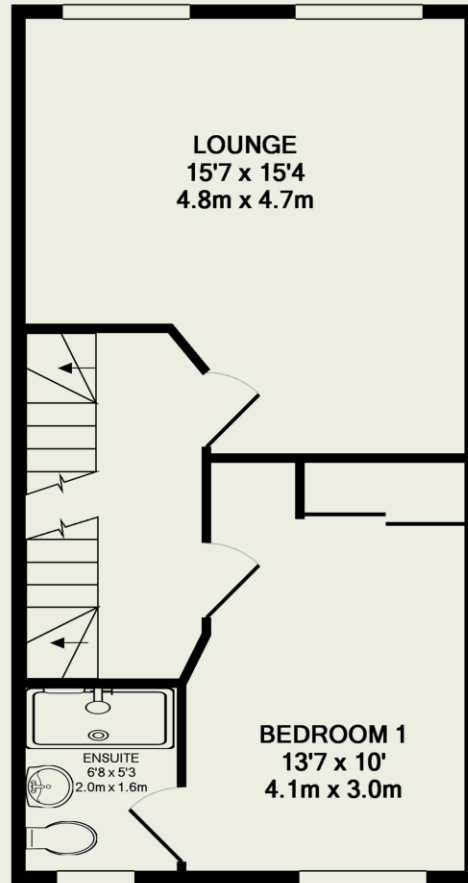
Ver Brook Avenue is a sought after location close to Markyate High Street which provides for everyday needs including a range of shops, local pubs and restaurants. The property is also walking distance to the highly regarded village primary school and within the catchment area for outstanding secondary schools in Harpenden. The larger towns of Harpenden and St Albans are a short drive away and offer wider amenities and fast and efficient rail links into London. M1 Junction 9 and Luton airport are also within easy reach.



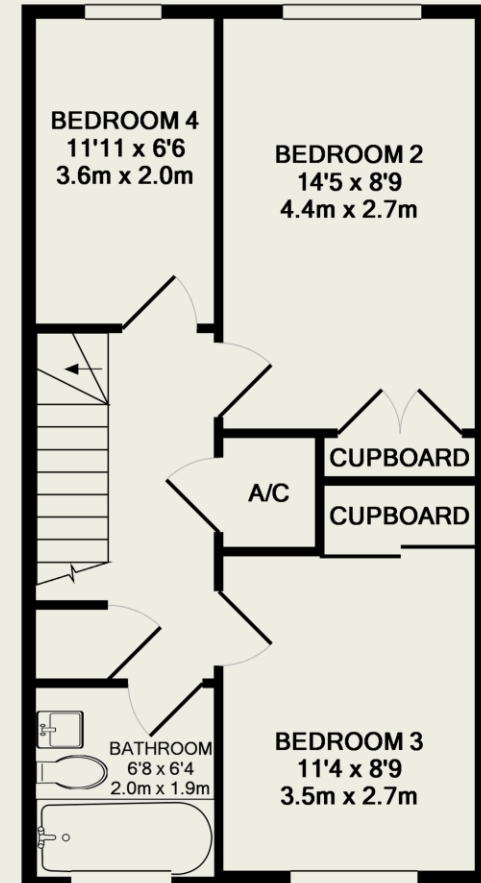




GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



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.