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Albert Street  
Markyate | Hertfordshire  
Guide Price £325,000

# 11 Albert Street Markyate Hertfordshire AL3 8HY

**A spacious two double bedroom Grade II Listed cottage situated within the heart of the historic Hertfordshire village of Markyate.**

Located within the sought after no through road of Albert Street, Markyate, this two double bedroom Grade II Listed cottage offers spacious living accommodation and boasts many character features such as exposed beams, original floor boards, and a brick built open fire place. The cottage is within 50 yards to the historic village High Street which offers a range of local amenities, as well as good schooling nearby. Markyate also offers excellent transport links to London with the M1 Junction 9 approx. 2 miles, and an efficient rail service from Harpenden to St. Pancras in under 30 minutes.

Entering this charming home, the main entrance opens into a delightful sitting room with high ceilings and an impressive brick built open fire place. The sitting room leads into the separate dining room which is also a generous size. To the rear of the dining room is a separate fitted kitchen with a range of base and wall mounted units, and space for white goods. Stairs from the dining room leads down to a good sized basement which could be an ideal home office area or play room.

Stairs from the rear of the dining room rise to a light and airy first landing which leads to two double bedrooms and the family bathroom. To the front of the cottage is the master bedroom featuring an original fireplace and high ceilings. To the rear of the first floor landing is the second bedroom which is a generous sized double bedroom. The family bathroom comprises of a low level W.C, vanity wash hand basin with storage underneath, heated towel rail, and a panelled bath with a shower attached above.

Externally, Access via the kitchen gives access to a low maintenance block paved south facing private courtyard featuring a brick wall and fenced boundaries.



- Grade II Listed Cottage
- Two Double Bedrooms
- Two Spacious Receptions
- Separate Kitchen
- Family Bathroom
- Basement/Ideal Home Office
- South Facing Private Courtyard Garden
- Walking Distance to High Street Amenities
- Desirable Hertfordshire Village
- Excellent Transport Links to London Nearby

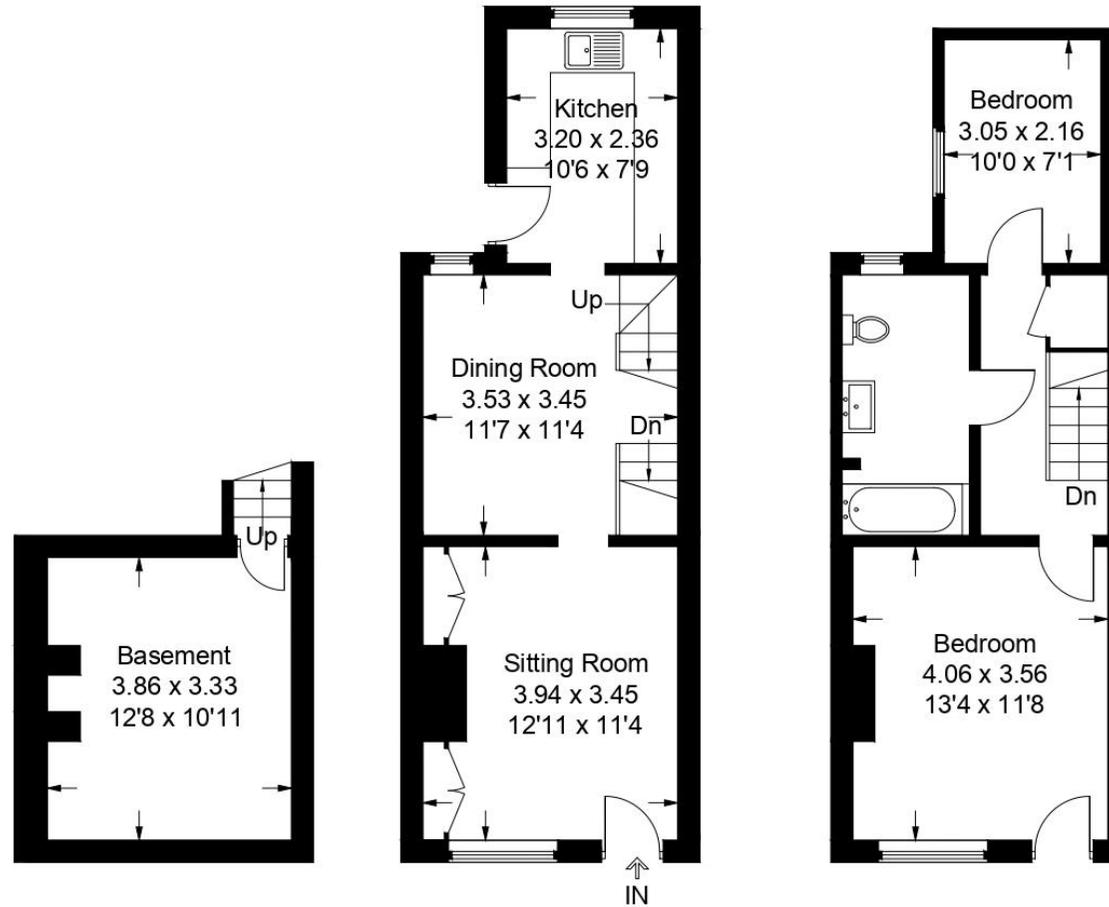
#### Additional Information

- Gas, Mains Water, Electricity
- The Property is Council Tax Band C
- The Local Authority is Dacorum Borough Council

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Approximate Gross Internal Area  
 Lower Ground Floor = 13.0 sq m / 140 sq ft  
 Ground Floor = 35.1 sq m / 378 sq ft  
 First Floor = 34.5 sq m / 371 sq ft  
 Total = 82.6 sq m / 889 sq ft



**Lower Ground Floor**

**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**Tel: 01582 793116**

Fine & Country Redbourn  
 51 High Street, Redbourn, St. Albans, AL3 7LW  
 redbourn@fineandcountry.com

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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